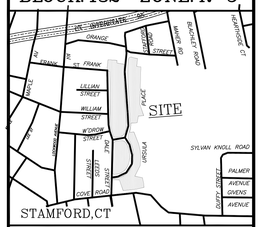
NORTH - MAP - NAD83 - S.L.R.

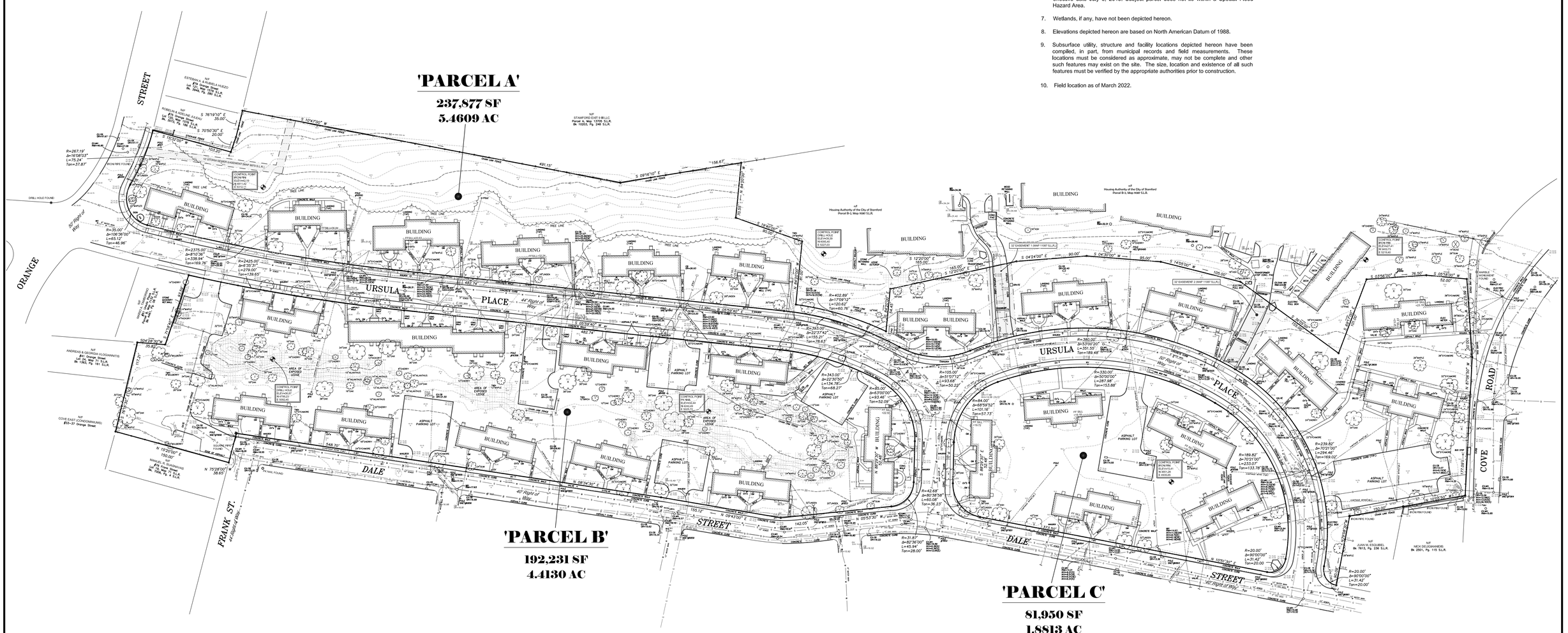
BLOCK: 132 ZONE: R-5



ORIENTATION

Notes:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Area of Surveyed Parcels:
   Parcel A: 237,877 Sq. Ft. (5.4609 Acres)
   Parcel B: 192,231 Sq. Ft. (4.4130 Acres)
   Parcel C: 81,950 Sq. Ft. (1.8813 Acres)
3. Reference is hereby made to deed of record found in Vol. 919, Pg. 238 of the Stamford Land Records. (S.L.R.)
4. Reference is made to Map No. 11087, and to Maps No. 1435, 1576, 1981, 2563, 5666, 5939, 7124, 7132, 8166, 8879, and 11497 of the S.L.R.
5. Reference is made to instruments of record as labeled hereon.
6. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0517G, effective date July 8, 2013. Subject parcel does not lie within a Special Flood Hazard Area.
7. Wetlands, if any, have not been depicted hereon.
8. Elevations depicted hereon are based on North American Datum of 1988.
9. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
10. Field location as of March 2022.



PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
'OAK PARK'
STAMFORD, CT
PREPARED FOR
RIPPOWAM CORPORATION

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel. 203.322.0569 | Fax 203.357.1118
www.redniss mead.com

Scale: 1" = 50' 0 50 100

Drawn By: TRM | Checked By: | Date: 03/02/2022

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POSSON, JR. CT. L.S. #18130

6/1/2022
DATE

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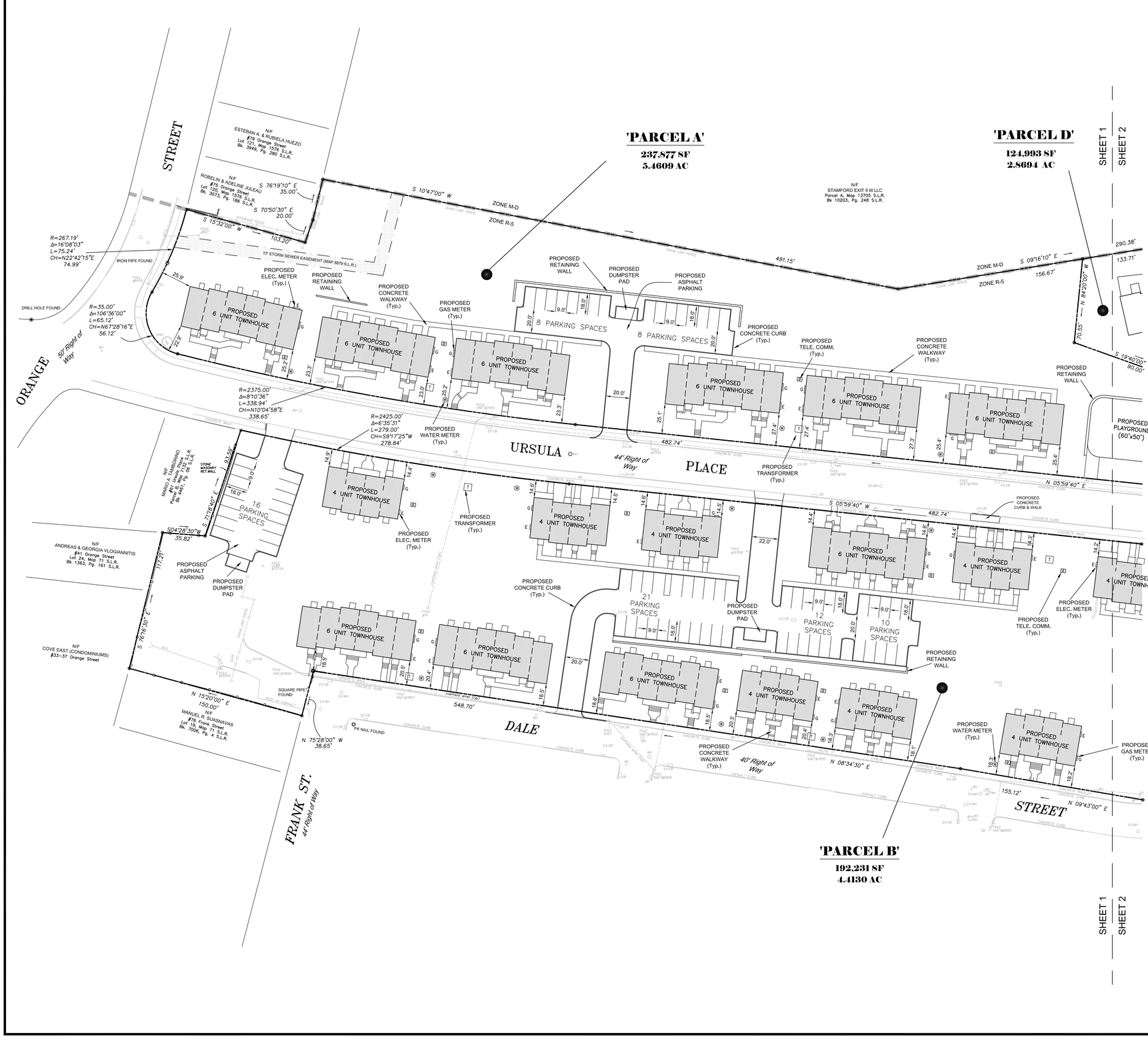
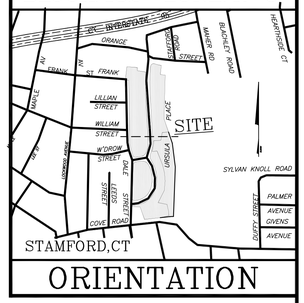
Sheet No:
PSTS
Comm. No.: 7338





NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
2. Total area of surveyed parcels =
   Parcel A: 237,877 Sq Ft. (5.4609 Acres)
   Parcel B: 192,231 Sq. Ft. (4.4130 Acres)
   Parcel C: 81,950 Sq. Ft. (1.8813 Acres)
   Parcel D: 124,993 Sq. Ft. (2.8694 Acres)
   Total: 637,051 Sq. Ft. (14.6246 Acres)
3. Reference is made to deed of record found in Vol. 919, Pg. 238 of the Stamford Land Records (S.L.R.)
4. Reference is made to Map No. 11087, and to Maps No. 1435, 1576, 1981, 2563, 5666, 5939, 7124, 7132, 8166, 8879, and to 11497 of the S.L.R.
5. Reference is made to instruments of record as labeled hereon.
6. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0517G, effective date July 8, 2013. Subject parcels do not lie within a Special Flood Hazard Area.
7. Reference is made to Map titled "Property and Topographic Survey depicting Oak Park - Stamford, CT - Prepared for Rippowam Corporation, dated 3/2/2022 and prepared by Redniss and Mead.
8. Reference is made to Site Development Plans prepared by Redniss & Mead, dated June 1, 2022
9. Reference is made to Architectural Plans prepared by Ken Boroson Architects and Torti, Gallas+Partners, dated June 1, 2022.
10. Reference is made to the "Zoning Data Chart", prepared by Redniss & Mead.

SHEET 1 OF 2

ZONING LOCATION SURVEY

DEPICTING

OAK PARK - URSULA PLACE

STAMFORD, CT

PREPARED FOR

RIPPOWAM CORPORATION

Scale: 1"=40' (0, 40, 80)

Drawn By: TRM | Checked By: | Date: 05/24/2022

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POSSON, JR. CT. L.S. #18130

6/1/2022

DATE

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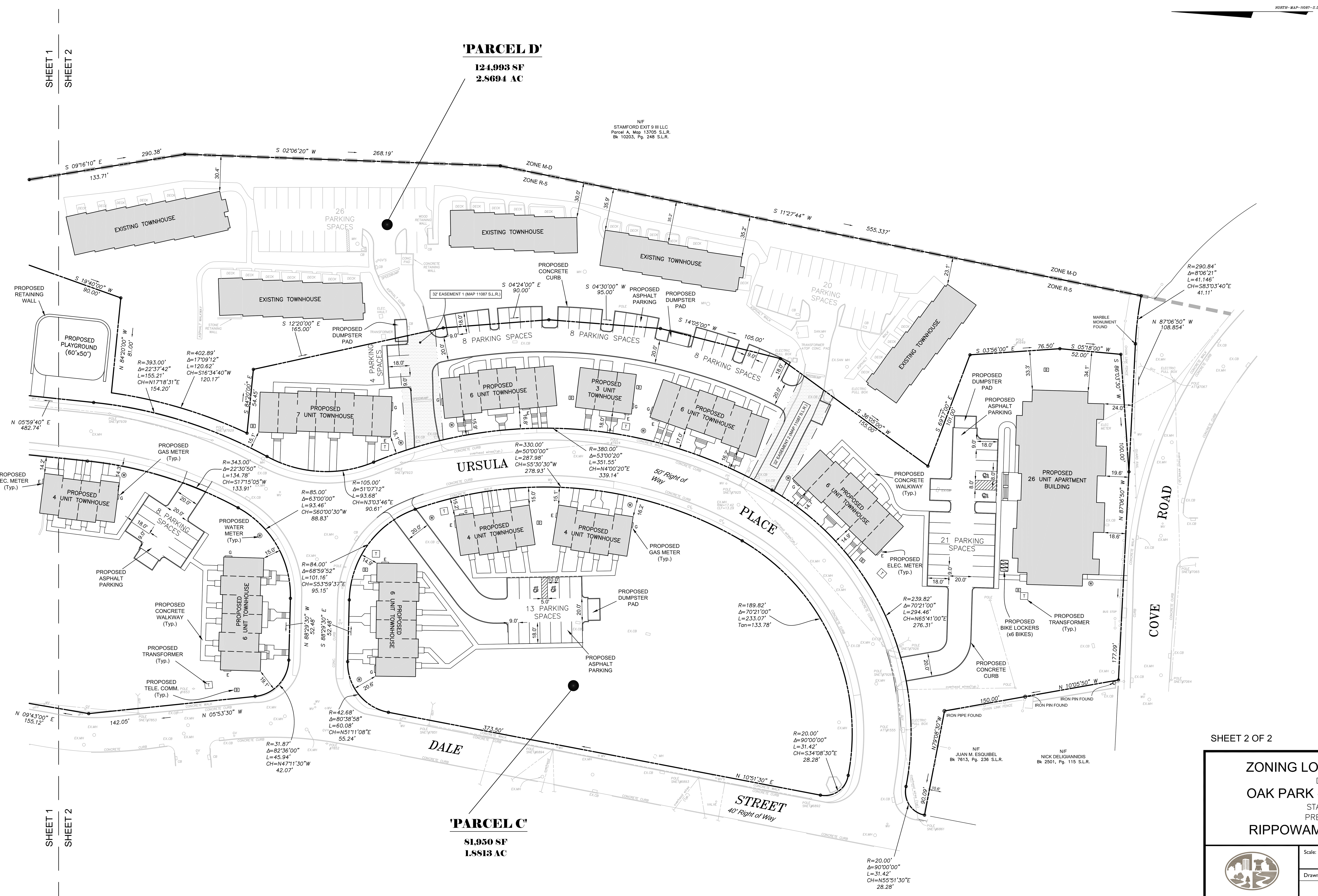
Sheet No: ZLS

Comm. No.: 7338



SHEET 2 OF 2

ZONING LOCATION SURVEY

DEPICTING

OAK PARK - URSULA PLACE

STAMFORD, CT

PREPARED FOR

RIPPOWAM CORPORATION

Scale: 0 40 80
1"=40'

Drawn By: TRM | Checked By: | Date: 05/24/2022

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATION

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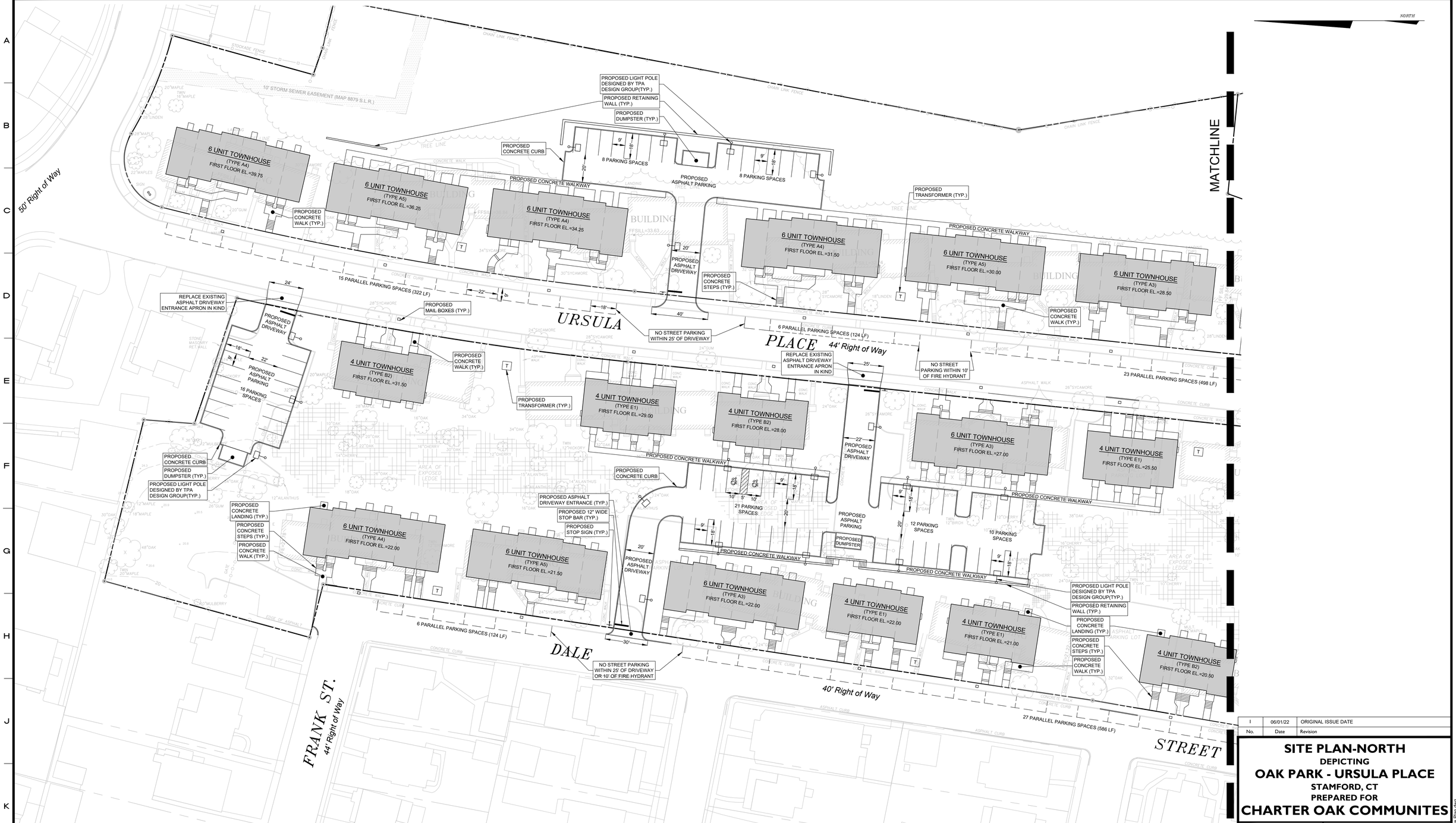

NOTE: ON STREET PARKING SPACES SHOWN FOR CONCEPTUAL PURPOSES ONLY. SPACES SHALL NOT BE STRIPED.

NOTE: EXISTING SIDEWALK & CURBING WITHIN RIGHT OF WAY TO BE REPLACED ONLY AS NECESSARY GIVEN PROPOSED IMPROVEMENTS.

NOTE: ALL ON-STREET PARKING IS SHOWN IN LOCATIONS WHERE THERE IS EXISTING STREET PARKING.

No.	Date	Revision
1	06/01/22	ORIGINAL ISSUE DATE

SITE PLAN-NORTH
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

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Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 1"=30' (0, 30, 60)

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

June 1, 2022

DATE

SHEET No:

SE-1A

Comm. No.: 7338

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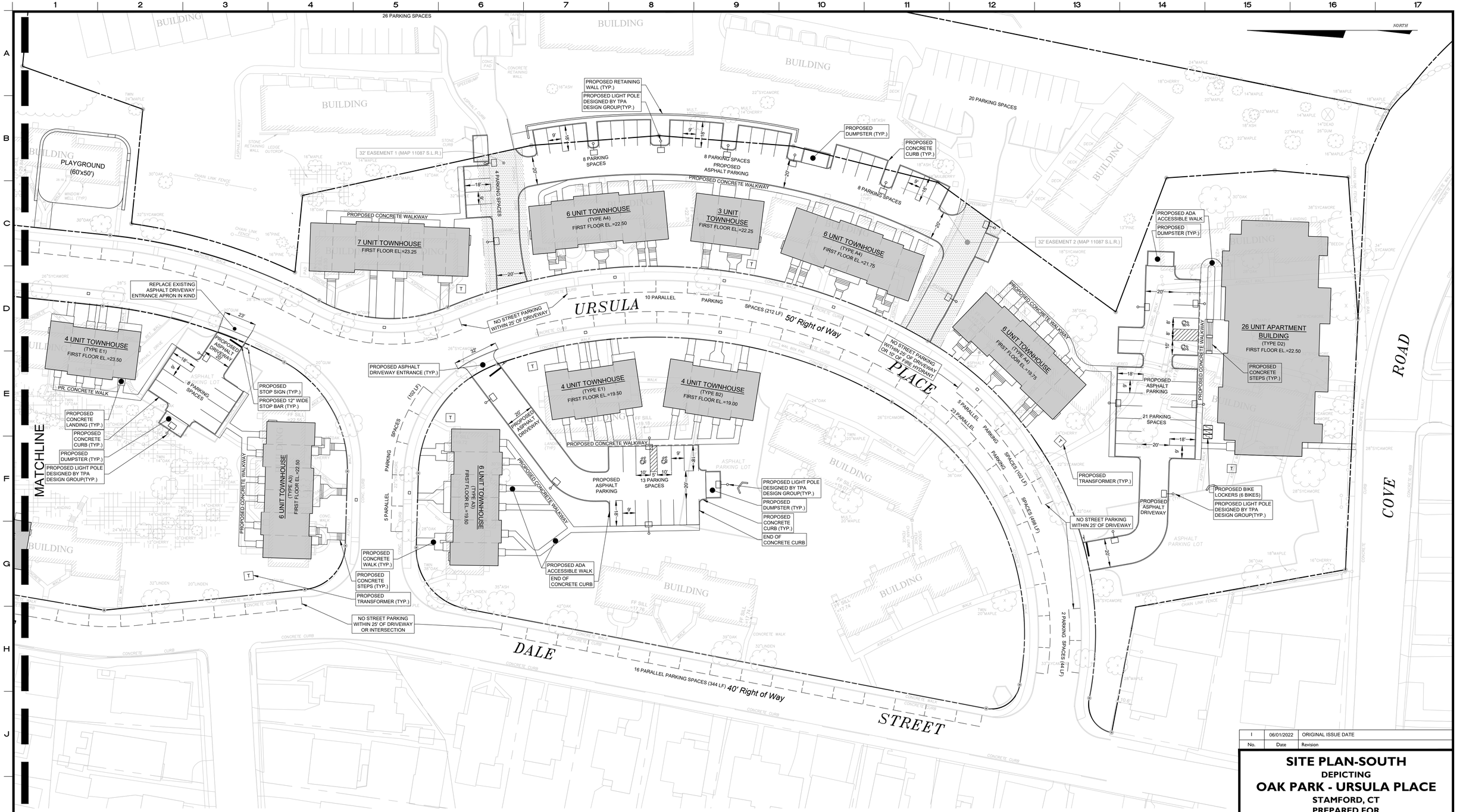

No.	Date	Revision
I	06/01/2022	ORIGINAL ISSUE DATE

SITE PLAN-SOUTH

DEPICTING

OAK PARK - URSULA PLACE

STAMFORD, CT

PREPARED FOR

CHARTER OAK COMMUNITES

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SCALE: 1"=30' (0, 30, 60)

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ANDREW M. KUZMICH CT. P.E. 31389

June 1, 2022

DATE

SHEET No: SE-1B

Comm. No.: 7338

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No.	Date	Revision
1	06/01/2022	ORIGINAL ISSUE DATE

SITE GRADING PLAN-NORTH

DEPICTING

OAK PARK - URSULA PLACE

STAMFORD, CT

PREPARED FOR

CHARTER OAK COMMUNITES

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June 1, 2022

DATE

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SE-2A

Comm. No.: 7338

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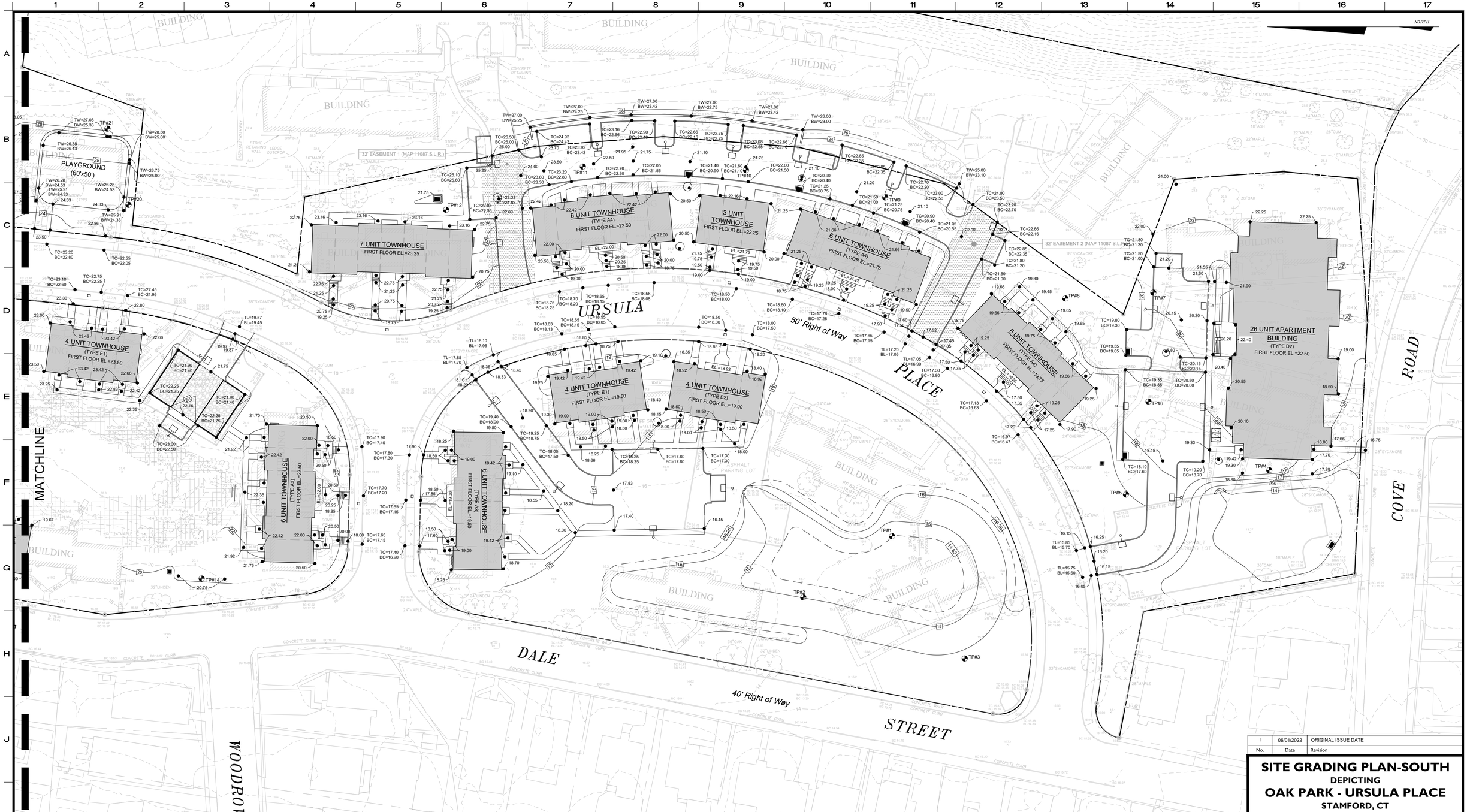

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SITE GRADING PLAN-SOUTH

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Comm. No.: 7338

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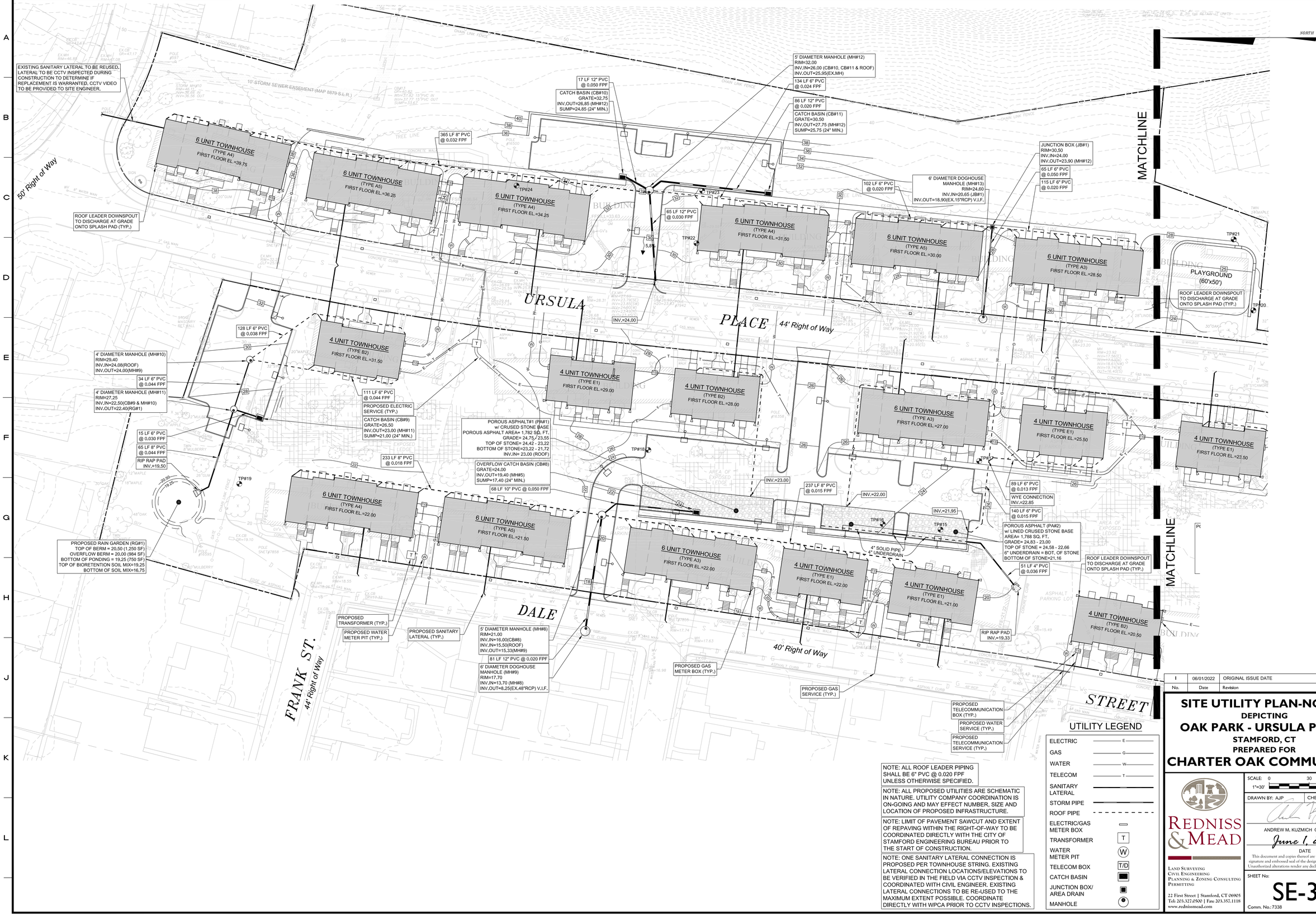

NOTE: ALL ROOF LEADER PIPING SHALL BE 6" PVC @ 0.020 FPF UNLESS OTHERWISE SPECIFIED.

NOTE: ALL PROPOSED UTILITIES ARE SCHEMATIC IN NATURE. UTILITY COMPANY COORDINATION IS ON-GOING AND MAY EFFECT NUMBER, SIZE AND LOCATION OF PROPOSED INFRASTRUCTURE.

NOTE: LIMIT OF PAVEMENT SAWCUT AND EXTENT OF REPAVING WITHIN THE RIGHT-OF-WAY TO BE COORDINATED DIRECTLY WITH THE CITY OF STAMFORD ENGINEERING BUREAU PRIOR TO THE START OF CONSTRUCTION.

NOTE: ONE SANITARY LATERAL CONNECTION IS PROPOSED PER TOWNHOUSE STRING. EXISTING LATERAL CONNECTION LOCATIONS/ELEVATIONS TO BE VERIFIED IN THE FIELD VIA CCTV INSPECTION & COORDINATED WITH CIVIL ENGINEER. EXISTING LATERAL CONNECTIONS TO BE RE-USED TO THE MAXIMUM EXTENT POSSIBLE. COORDINATE DIRECTLY WITH WPCA PRIOR TO CCTV INSPECTIONS.

UTILITY LEGEND

- ELECTRIC — E —
- GAS — G —
- WATER — W —
- TELECOM — T —
- SANITARY LATERAL
- STORM PIPE
- ROOF PIPE
- ELECTRIC/GAS METER BOX
- TRANSFORMER (T)
- WATER METER PIT (W)
- TELECOM BOX (T/D)
- CATCH BASIN
- JUNCTION BOX/ AREA DRAIN
- MANHOLE

No.	Date	Revision
1	06/01/2022	ORIGINAL ISSUE DATE

SITE UTILITY PLAN-NORTH
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June 1, 2022
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SHEET No:
SE-3A
Comm. No.: 7338

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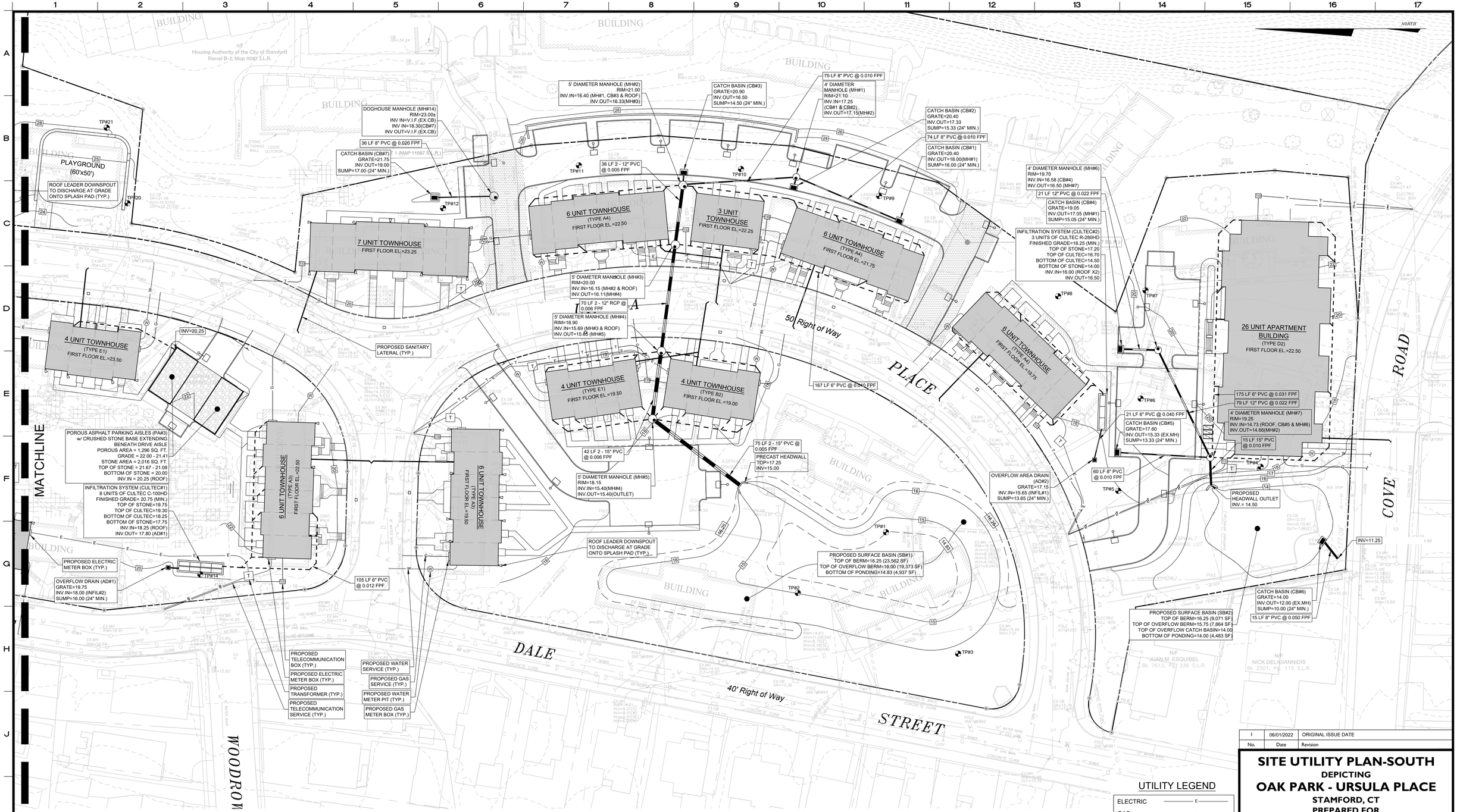

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NOTE: ONE SANITARY LATERAL CONNECTION IS PROPOSED PER TOWNHOUSE STRING. EXISTING LATERAL CONNECTION LOCATIONS/ELEVATIONS TO BE VERIFIED IN THE FIELD VIA CCTV INSPECTION & COORDINATED WITH CIVIL ENGINEER. EXISTING LATERAL CONNECTIONS TO BE RE-LISED TO THE MAXIMUM EXTENT POSSIBLE. COORDINATE DIRECTLY WITH WPCA PRIOR TO CCTV INSPECTIONS.

UTILITY LEGEND

- ELECTRIC — E
- GAS — G
- WATER — W
- TELECOM — T
- SANITARY LATERAL
- STORM PIPE
- ROOF PIPE
- ELECTRIC/GAS METER BOX
- TRANSFORMER (T)
- WATER METER PIT (W)
- TELECOM BOX (T/D)
- CATCH BASIN
- JUNCTION BOX/ AREA DRAIN
- MANHOLE

No.	Date	Revision
1	06/01/2022	ORIGINAL ISSUE DATE

SITE UTILITY PLAN-SOUTH
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ANDREW M. KUZMICH CT. P.E. 31389
June 1, 2022
DATE

SHEET No: SE-3B
Comm. No.: 7338

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NORTH

MATCHLINE

LEGEND
SEDIMENT & EROSION CONTROLS

- SILT FENCE
- CONSTRUCTION FENCE
- HAYBALES @ INLET WITH SILT SACK
- TRACKING PAD
- STOCKPILE AREA
- TREE TO BE REMOVED

PHASE 2

PHASE 3

50' Right of Way

TREE TO BE REMOVED (TYP.)

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL SILT SACK UPON INSTALLATION (TYP.)

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

INSTALL SILT SACK UPON INSTALLATION (TYP.)

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

URSULA PLACE

44' Right of Way

URSULA PLACE SIDEWALK SHALL REMAIN OPEN DURING CONSTRUCTION.

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION (TYP.)

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

TREE TO BE REMOVED (TYP.)

INSTALL SILT SACK UPON INSTALLATION (TYP.)

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DURING CONSTRUCTION

TREE TO BE REMOVED (TYP.)

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DURING CONSTRUCTION

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DURING CONSTRUCTION

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

DALE

40' Right of Way

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION (TYP.)

DALE STREET SIDEWALK SHALL REMAIN OPEN DURING CONSTRUCTION.

FRANK ST.

44' Right of Way

STREET

ALL EXISTING TREES NOT SHOWN TO BE REMOVED ARE TO REMAIN. REFER TO PLANS PREPARED BY TPA DESIGN GROUP FOR INFORMATION ON TREE PRESERVATION AND PROTECTION. REFER TO S&E NOTES ON SHEET SE-5 AND DETAILS ON SHEET SE-7.

No.	Date	Revision
I	06/01/22	ORIGINAL ISSUE DATE

SITE SEDIMENT & EROSION CONTROL PLAN - NORTH
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

REDNISS & MEAD
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22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 1"=30' (0, 30, 60)

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

June 1, 2022

DATE

SHEET No: SE-4A

Comm. No.: 7338

POTENTIAL STOCKPILE LOCATION (TYP.)

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

INSTALL SILT SACK UPON INSTALLATION (TYP.)

DRIVE SHALL REMAIN OPEN DURING CONSTRUCTION.

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

TREE TO BE REMOVED (TYP.)

TREE TO BE REMOVED (TYP.)

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

DRIVE SHALL REMAIN OPEN DURING CONSTRUCTION.

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

URSULA PLACE SIDEWALK SHALL REMAIN OPEN DURING CONSTRUCTION.

50' Right of Way

URSULA PLACE

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DURING CONSTRUCTION

POTENTIAL STOCKPILE LOCATION (TYP.)

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

INSTALL SILT SACK UPON INSTALLATION (TYP.)

COVE ROAD

TREE TO BE REMOVED (TYP.)

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DUING CONSTRUCTION

INSTALL SILT SACK UPON INSTALLATION (TYP.)

MATCHLINE

PROTECT INFILTRATION AREA WITH CONSTRUCTION BARRIER DURING CONSTRUCTION

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION (TYP.)

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

TREE TO BE REMOVED (TYP.)

POTENTIAL STOCKPILE LOCATION (TYP.)

DALE STREET SIDEWALK SHALL REMAIN OPEN DURING CONSTRUCTION.

DALE

40' Right of Way

STREET

WOODROW

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION (TYP.)

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

INSTALL SILT FENCE AND CONSTRUCTION FENCE AT THE START OF CONSTRUCTION PHASE.

INSTALL CONSTRUCTION ENTRANCE TRACKING PAD

8' HIGH LOCKING GATE FOR CONSTRUCTION ENTRANCE

INSTALL SILT SACK & SURROUND WITH HAYBALES AT START OF CONSTRUCTION UNTIL REMOVAL OF BASIN AND ASSOCIATED PIPING

INSTALL SILT SACK UPON INSTALLATION (TYP.)

PHASE 1

PHASE 2

PHASE 3

LEGEND

SEDIMENT & EROSION CONTROLS

- SILT FENCE
- CONSTRUCTION FENCE
- HAYBALES @ INLET WITH SILT SACK — OR
- TRACKING PAD
- STOCKPILE AREA — OR
- TREE TO BE REMOVED

ALL EXISTING TREES NOT SHOWN TO BE REMOVED ARE TO REMAIN. REFER TO PLANS PREPARED BY TPA DESIGN GROUP FOR INFORMATION ON TREE PRESERVATION AND PROTECTION. REFER TO S&E NOTES ON SHEET SE-5 AND DETAILS ON SHEET SE-7.

No.	Date	Revision
I	06/01/2022	ORIGINAL ISSUE DATE

SITE SEDIMENT & EROSION CONTROL PLAN - SOUTH

DEPICTING

OAK PARK - URSULA PLACE

STAMFORD, CT

PREPARED FOR

CHARTER OAK COMMUNITES

SCALE: 1"=30' 0 30 60

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

June 1, 2022

DATE

REDNISS & MEAD

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SHEET No: SE-4B

Comm. No.: 7338

GENERAL NOTES:

1. These drawings are intended to depict proposed grading, utility, drainage, sanitary, sediment and erosion control improvements. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated June 1, 2022. Elevations depicted or labeled are based on NAVD-88.

3. Refer to plans prepared by Torti Gallas + Partners dated June 1, 2022 for information and design of the proposed townhomes.

3. Refer to plans prepared by Kenneth Boroson Architects dated June 1, 2022 for information and design of the proposed apartment building.

4. Refer to plans prepared by TPA Design Group dated June 1, 2022 for information and design of site elements including landscaping, tree preservation, street lighting and associated details.

5. All site retaining walls are shown for schematic purposes only and shall be designed by others.

6. Property lies in a R-5 zone.

7. Subject property does not lies within any FEMA Flood Hazard Zone. Flood zone is shown per Flood Insurance Rate Map Community No. 09001 Panel 0517 Suffix G, effective date July 8, 2013.

8. All construction shall comply with the City of Stamford requirements, the State of Connecticut Basic Building Code Americans with Disabilities (ADA, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition) and Section 15B of the Stamford Zoning Regulations, as applicable.

9. All activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application.

10. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.

11. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.

12. The property is served by public water and sewers.

13. Prior to any construction, the contractor is responsible for the capping and abandonment of all utilities serving the existing buildings. All applicable utility companies shall be notified prior to any demolition activities. All work shall be in conformance with the requirements of the subject utility provider.

14. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.

15. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

16. When preparing the existing site for the proposed development, the contractor shall have all materials removed shall be disposed of in conformance with all governing agencies.

17. Building elevations are subject to change and shall be finalized prior to securing a building permit.

18. The work shall be done in conformance with the plans unless changes have been approved in writing by the design engineer prior to the work being performed.

19. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau will require a certification that the development was constructed in accordance to the approved plans, and an "as-built" improvement location survey shall be submitted

20. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" improvement location survey. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.

21. The Engineering Bureau and/or Highway Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.

22. No work shall commence until erosion controls have been inspected in the field and approved by the inspecting engineer or their designee.

23. Parking of construction vehicles on Canal Street, Dock Street or John Street shall be coordinated by the contractor with the City of Stamford Transportation Department.

24. Any work in the right-of-way will require a street opening permit.

25. Any underground storage tanks including oil or propane shall be removed. The contractor is responsible for determining if such tanks exist onsite.

26. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

27. The contractor shall follow the proposed grading plan and notify site engineer of any conflicts, including any low spots that may be created. Site Engineer shall review and approve any deviations from the grading plan.

28. Grade away from building walls at 2% minimum (typical).

29. All walkways shall be graded at a maximum of 5% longitudinal slope and 2% cross slope.

30. Earth slopes shall be no steeper than 3:1 (horz.:vert.)

31. No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).

32. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.

33. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".

34. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

35. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.

36. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.

37. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

38. Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Stamford requirements. Safety barriers for fall protection, if needed, are the responsibility of others.

39. Refer to plans prepared by the structural engineer for information regarding the design any retaining walls.

PAVEMENT AND PAVEMENT MARKINGS:

40. Areas of new asphalt shall follow the details on Sheet SE-7.

41. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.

42. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced by the contractor in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

43. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.

44. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

45. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.

46. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.

47. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.

48. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).

49. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

50. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

51. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.

52. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.

53. Finished grade shall be within 1/2 inch of that noted on the drawings.

54. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

55. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).

56. Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.

57. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.

58. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.

59. All signs and pavement markings installed along the state road must conform to the ``Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.

60. All pavement striping and replacement shall conform to the City of Stamford standards and the latest edition of AASHTO Highway Design Manual.

GENERAL UTILITY NOTES:

61. Prior to each phase of construction, the contractor must dig test pits in Ursla Place, and Dale Street at all utility crossings to confirm the location and elevations of existing infrastructure. The test pits must be dug prior to any site work to verify whether conflicts exist with the design and existing infrastructure. Contractor shall allow minimum 14 days for any redesign and to obtain City approvals. All test pits shall be conducted part of the base contract.

62. This plan shows schematic service location to be provided for the development. Service locations shall be coordinated and installed as directed by the utility companies.

63. If necessary, the contractor shall coordinate all roadway lane closures with the City of Stamford.

64. The contractor shall use extreme caution against accidental dumping of dirt, concrete, or any other material into the proposed or existing sanitary sewer line during construction. The contractor shall be responsible for any cleanup and damage caused to pump station equipment downstream.

65. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.

66. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

67. The contractor shall contact the City of Stamford Water Pollution Control Authority (WPCA) at (203) 977-5586 or (203) 977-4750 for inspection of the sanitary sewer connection into the main.

68. One sanitary lateral connection is proposed per townhouse string. existing lateral connection locations/elevations to be verified in the field via CCTV inspection & coordinated with civil engineer. Existing lateral connections to be re-used to the maximum extent possible. Coordinate directly with WPCA prior to CCTV inspections.

STORM AND SANITARY SEWER SYSTEMS:

69. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.

70. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.

71. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.

72. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.

73. All RCP to be Class V, Wall B in accordance with ASTM C-76. Joints shall be push-on rubber gasket type.

74. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.

75. All catch basins and area drains shall have a two foot (2') sump measured from inside bottom to lowest pipe invert with bell traps or 90° PVC elbows.

76. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.

77. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.

78. Contractor shall locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).

79. When connecting new pipes to existing structures such as manholes and catch basins, contractor shall completely cleaned out the structure. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.

80. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.

81. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.

82. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.

83. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.

84. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.

85. As part of the final approval, the location of the lateral connection to the sanitary sewer shall be provided on a sketch at the expense of the contractor with the following information:
   - Distance information from at least two permanent stations (i.e. telephone pole with number, nearest manhole cover, corner of building with address, etc.)
   - Depth of lateral connection

85. At the end of construction, after the site has be fully stabilized, the contractor shall have all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

STORM WATER INFILTRATION SYSTEM:

86. All cultec systems to handle H-20 loadings and shall comply with the detail. Interior sections to have no end walls. End sections to have one end wall and access cover.

87. All cultec systems sections to have holes broken to allow flow prior to placement.

88. There shall be a minimum of one foot (1') of crushed stone on the sides of the outer cultec systems.

89. There shall be 6" of 1 1/4" crushed stone below all cultec systems.

90. The infiltration systems are to remain disconnected until up gradient areas are fully stabilized.

91. The infiltration systems shall be a minimum of 12" above high groundwater / ledge and shall be a minimum of 10' from any footing drain.

92. Each cultec run to have access ports as shown on the detail on sheet SE-8.

93. All roof leader piping shall be 6" PVS @ 0.020 FPF unless otherwise specified.

94. Remove any topsoil and replace with select fill prior to installation of cultec system.

95. All non-select fill on the downhill sides of cultec system shall be a silty soil (Type SM, SC, or MI as per the Unified Soil Classification System). Native material can be used if it conforms to these requirements.

96. All existing fill material below the infiltration systems shall be removed and select fill shall be installed.

97. Select fill shall be a material with a percolation rate of 1" in 20 minutes or faster after compaction. It shall have no more than 5% fines passing the #200 sieve and no stones larger than 6" and less than 10% passing the #100 sieve and be approved by the Inspecting Engineer.

98. Contact the Design Engineer three (3) days prior to excavation for the cultec system. During the excavation, the Design Engineer may revise the elevations of the cultec system if field conditions dictate.

UTILITIES:

99. Existing utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.

100. Easements may be required in favor of the various utility companies.

101. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.

102. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to ensure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.

103. All existing and proposed utility facilities shall be raised or lowered to be flush with finished grade.

104. Utility connections at building face shall be coordinated with the building contractors.

105. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.

106. In general, each utility shall have a minimum clearance of three feet to any other underground utility.

107. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

108. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.

109. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.

110. Electric, telephone, cable, gas and water services shall be compliant with the City of Stamford Zoning Regulations Flood Prone Area Regulations Section 15.B and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located inside the structures on foot above the BFE.

111. Gas service to the meter room shall be installed by the utility company.

112. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler
Mains	Blue	Caution Sprinkler Line Buried Below Sewer
System	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

113. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

WATER SERVICE:

114. Contractor shall provide water service piping materials and factory-fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by installer to comply with installation requirements meeting the City and Aquarion Water Company requirements. Provide materials and products complying with NFPA 24 where applicable. Provide sizes and types matching piping and equipment connections; provide fittings of materials which match pipe materials used in fire and potable water piping sytems.

115. Contractor installing water service shall be on the Aquarion Water Company approved contractors list.

116. Ductile-Iron Pipe for water service shall be AWWA C151, with cement mortar lining complying with AWWA C104; class 50 with push on gasketed joints complying with Aquarion Water Company requirements and furnished in minimum normal 18 foot length.

117. The ductile iron pipe shall be double cement lined inside and then asphalt seal coated on the outside and inside approximately 1 mil. thick. The cement lining shall conform to ANSI A21.4.

118. Ductile-Iron Pipe: Install in accordance with AWWA C600 "Standard for Installation of Ductile-Iron Water Mains and Their Appurtenances". In addition, water pipe shall be installed in accordance with Aquarion Water Company Specifications. The contractor shall furnish all materials, installation, testing and disinfection of pipes and fittings. In addition, all fire lines to conform to NFPA 24, Chapter 8.

119. Fittings shall be short body ductile iron Class 350 Mechanical Joint, conforming to AWWA C110. Fittings shall have the same lining and coating as the pipe specified above.

120. Contractor shall provide all adapters and fittings such as transition couplings, as determined in the field, necessary to complete all connections, whether or not specifically stated in the Contract Drawings and Specifications.

121. Restraints for mechanical joint fittings shall be Megalug as manufactured by Ebba Iron Co. or equal. Restraints for push-on joints shall be series 800 coverall as manufactured by Ebba Iron Co. or equal.

122. Pipe for use with sleeve-type couplings shall be as specified except that the ends shall be plain (without bells or beads). The ends shall be cast or machined at right angles to the axis.

123. Couplings and Adapters: Sleeve-type couplings for plain end pipe shall be provided with plain rubber gaskets and steel, tee-head bolts with nuts. Couplings shall be given a shop coat compatible with the same outside coating as the pipe specified above. Couplings shall furnished preassembled, as manufactured by Dresser Industries, Inc., Smith-Blair, Coupling Systems, Inc., or equal.

124. Gate valves shall be of the double disc, parallel seat type with cast-iron body bronze stem and rings designed for 175 pounds per square inch working pressure. All gate valves shall be tested hydraulically to 300 pounds per square inch. Gate valves shall meet the latest AWWA C500.

125. Valve Boxes: Furnish valve boxes 5-inches in diameter, 3/16-inch thick, with cast-iron bases and covers. Coat all part of valve boxes, bases and covers by dipping in hot bituminous varnish. Provide Mueller H-10360, two-piece, screw type with base, top section and cover as required, or an approved equal. Identify covers with the casting work WATER.

126. The valves shall be of gray cast iron designed to withstand, UL listed, 300 PSI working pressure and be compatible with the existing and new pipe joints. All valves shall be suitable for ordinary waterworks service, intended to be installed in a normal position on buried pipe lines for water distribution systems.

127. Water Service Depth of Cover: Provide minimum depth of cover over underground piping in accordance with NFPA 24, "Depth of Cover" or 60", which ever is greater.

128. Apply bituminous seal coat on all metallic elements of valves, pipes, fittings, and fire hydrants conforming to ANSI A214 (AWWA C104). Coating shall be smooth, tough and tenacious and impervious to water without tendency to scale off and shall not be brittle.

129. Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.

130. Water Service Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.

131. Hydrostatic Tests: Test at not less than 200 psi for 2-hrs. Test fails if leakage exceeds those called for in Aquarion Water Company and NFPA 24 Specifications. Increase pressure in 50 psi increments and inspect each joint between increments. Hold at test pressure for one hour, decrease to 0 psi. Slowly increase again to test pressure and hold for one more hour.

132. Water Service Disinfection: Before being placed into service, all new pipes and repaired portions of, or extensions to existing pipes shall be disinfected and tested as per Aquarion Specifications.

133. Aquarion Water Company shall be retained to perform disinfection tests, hydrostatic tests, and conduct piping tests.

134. Contractor shall obtain all materials from Aquarion Water Company. Contractor shall obtain approval from Aquarion Water Company prior to ordering materials.

SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

135. Sheet SE-4A/4B intended to describe the soil sediment and erosion control treatment of this site only. Refer to sheet SE-7 for sediment and erosion control details. For other details with respect to construction, see appropriate drawings.

136. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.

137. The contractor is assigned the responsibility for implementing this sediment and erosion control plan per City of Stamford requirements. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and EPB that construction is to begin three (3) days prior to commencing work.

138. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

139. All existing trees not shown to be removed on SE-4A/4B are to remain. Refer to plans prepared by TPA Design Group for information on tree preservation and protection. Refer to S&E plans on sheet SE-4A/4B and details on sheet SE-7.

140. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

141. Contractor shall have tracking pads installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

142. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

143. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

144. It is the responsibility of the contractor that land disturbance be kept at a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:

Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)

Permanent Lawns:

Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

145. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

146. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.

147. All runoff from dewatering activities shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.

148. Upon installation of each catch basin and area drain, contractor shall immediately surround it with haybales as per sediment filter detail.

149. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

150. Contractor shall temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.

151. Pavement and curbing should be placed as soon as possible after drainage is installed.

152. Loaded trucks shall be covered as required to keep down dust.

153. Affected portions of off site roads and sidewalks must be swept clean by the contractor when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

154. Dust control to be achieved with watering down disturbed areas as required.

155. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

156. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

157. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

158. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.

159. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.

160. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

STANDARD CITY OF STAMFORD NOTES:

1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.

2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.

3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction work within the City of Stamford Right-of-Way.

4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.

5. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark our of underground utilities.

6. All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.

7. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.

8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.

9. Connection to a city-owned storm sewer shall required the Waver Covering Storm Connection to be filed with the City of Stamford Engineering Bureau.

10. Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.

11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.

12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).

No.	Date	Revision
1	06/01/2022	ORIGINAL ISSUE DATE

NOTES
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

REDNISS & MEAD
Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: NOT TO SCALE

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389
June 1, 2022
DATE

SHEET No: SE-5

Comm. No.: 7338

6/2/2022 10:42 AMH:\Jobfiles2\7000\7300\7338\dwg\7338 Master - Notes & Details.dwg

Subsurface Soil Investigation
Soil Profile

Test Pit #: 1 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 31"
Water at: 70" — Roots at: N/A

Depth: 74"	Soil Description
0"-12"	Topsoil
12"-31"	Gray silt with rocks
31"-52"	Gray sand and silt
52"-74"	Dark gray silt and loam

Subsurface Soil Investigation
Soil Profile

Test Pit #: 2 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: N/A
Water at: 70" — Roots at: N/A

Depth: 72"	Soil Description
0"-6"	Topsoil
6"-36"	Fill
36"-45"	Original topsoil
45"-72"	Light tan well graded sand

Subsurface Soil Investigation
Soil Profile

Test Pit #: 3 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 34"
Water at: 68" — Roots at: N/A

Depth: 72"	Soil Description
0"-14"	Topsoil/ brown loam
14"-34"	Gray silt and sand
34"-52"	Dark brown organic layer
52"-72"	Dark gray silt and loam

Subsurface Soil Investigation
Soil Profile

Test Pit #: 4 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 51"
Water at: Seepage @ 67" — Roots at: N/A

Depth: 79"	Soil Description
0"-6"	Topsoil
6"-30"	Fill
30"-51"	Gray brown loam
51"-70"	Gray brown fine sand and silt
70"-79"	Gray fine sand

Subsurface Soil Investigation
Soil Profile

Test Pit #: 5 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 24"
Water at: Seepage @ 64" — Roots at: N/A

Depth: 80"	Soil Description
0"-8"	Topsoil
8"-64"	Fill
64"-80"	Gray fine sand

Subsurface Soil Investigation
Soil Profile

Test Pit #: 6 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 54"
Water at: 82" — Roots at: N/A

Depth: 84"	Soil Description
0"-8"	Topsoil
8"-54"	Fill
54"-57"	Gray brown loam
57"-84"	Gray fine sand with well graded gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 7 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 34"
Water at: 70" (Seepage @ 34") — Roots at: N/A

Depth: 79"	Soil Description
0"-8"	Topsoil
8"-22"	Brown sandy silt with gravel
22"-36"	Gray brown loam
36"-79"	Light brown silt with well graded gravel (wet)

Subsurface Soil Investigation
Soil Profile

Test Pit #: 8 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 27"
Water at: N/A — Roots at: N/A

Depth: 82"	Soil Description
0"-12"	Topsoil
12"-27"	Light brown sandy silt
27"-82"	Light brown sandy silt, mottled, and high compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 9 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 14"
Water at: 68" — Roots at: N/A

Depth: 73"	Soil Description
0"-10"	Topsoil
10"-26"	Tan sand and silt, moderate compaction
26"-73"	Tan sand and silt with small boulders, moderate compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 10 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 20"
Water at: 56" — Roots at: N/A

Depth: 60"	Soil Description
0"-8"	Topsoil
8"-60"	Tan sand and silt, moderate compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 11 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 17"
Water at: 62" — Roots at: N/A

Depth: 70"	Soil Description
0"-8"	Topsoil
8"-70"	Tan sand and silt, moderate compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 12 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 26" (Seepage)
Water at: 68" — Roots at: N/A

Depth: 72"	Soil Description
0"-17"	Topsoil/ brown loam
17"-58"	Brown sand and silt, moderate compaction
58"-72"	Gray fine sand and silt

Subsurface Soil Investigation
Soil Profile

Test Pit #: 14 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 62" — Mottling at: 39"
Water at: 59" — Roots at: N/A

Depth: 62"	Soil Description
0"-22"	Topsoil/ brown loam
22"-39"	Light brown silty fine sand
39"-62"	Tan silty sand with well graded gravel, moderate compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 15 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 29" — Mottling at: N/A
Water at: 23" — Roots at: N/A

Depth: 29"	Soil Description
0"-29"	Decomposed ledge and loam

Subsurface Soil Investigation
Soil Profile

Test Pit #: 16 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 32" — Mottling at: 14"
Water at: 19" — Roots at: N/A

Depth: 32"	Soil Description
0"-14"	Topsoil/ brown loam
14"-32"	Gray fine sand and silt

Subsurface Soil Investigation
Soil Profile

Test Pit #: 17 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 72" — Mottling at: N/A
Water at: 66" (Seepage @ 36") — Roots at: N/A

Depth: 72"	Soil Description
0"-15"	Topsoil/ brown loam
15"-27"	Fill
27"-36"	Organic topsoil
36"-72"	Gray fine sand and silt
	Note: Wet throughout test pit

Subsurface Soil Investigation
Soil Profile

Test Pit #: 18 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 43" — Mottling at: N/A
Water at: 36" — Roots at: N/A

Depth: 43"	Soil Description
0"-8"	Topsoil
8"-20"	Brown loam
20"-43"	Gray fine sand and silt

Subsurface Soil Investigation
Soil Profile

Test Pit #: 19 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 47" — Mottling at: N/A
Water at: 45" — Roots at: N/A

Depth: 47"	Soil Description
0"-12"	Topsoil
12"-31"	Gray fine sand
31"-47"	Light brown silty sand with well graded gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 20 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: N/A — Mottling at: 41"
Water at: 78" — Roots at: N/A

Depth: 87"	Soil Description
0"-13"	Topsoil
13"-24"	Brown loam, rocky
24"-41"	Orange brown sandy silt, high compaction
41"-87"	Gray sandy silt

Subsurface Soil Investigation
Soil Profile

Test Pit #: 21 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 48" — Mottling at: N/A
Water at: 48" (Seepage @ 36") — Roots at: N/A

Depth: 53"	Soil Description
0"-9"	Topsoil
9"-53"	Brown silty sand

Subsurface Soil Investigation
Soil Profile

Test Pit #: 22 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 86" — Mottling at: 30"
Water at: N/A — Roots at: N/A

Depth: 86"	Soil Description
0"-18"	Topsoil/ brown loam
18"-48"	Gray fine sand and silt, high compaction
48"-86"	Light brown silty sand with well graded gravel

Subsurface Soil Investigation
Soil Profile

Test Pit #: 23 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 82" — Mottling at: N/A
Water at: 79" — Roots at: N/A

Depth: 82"	Soil Description
0"-16"	Topsoil/ brown loam
16"-31"	Tan sand with large
31"-82"	Tan silty sand with well graded gravel, moderate compaction

Subsurface Soil Investigation
Soil Profile

Test Pit #: 24 — Date: 04/19/2022
Inspector: AMK/AJP — Sanitarian: N/A
Ledge at: 27" — Mottling at: N/A
Water at: 25" — Roots at: N/A

Depth: 27"	Soil Description
0"-17"	Brown loam
17"-27"	Brown sandy silt

No.	Date	Revision
1	06/01/2022	ORIGINAL ISSUE DATE

SOIL DATA
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

SCALE: NOT TO SCALE

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389
June 1, 2022
DATE

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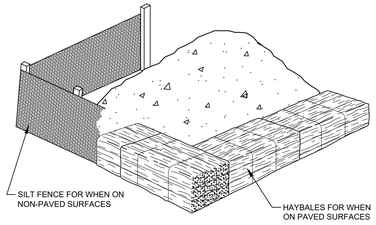
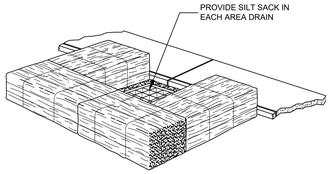
SHEET No:
SE-6
Comm. No.: 7338



SEDIMENT FILTER FOR STOCK PILE
N.T.S.



SEDIMENT FILTER FOR CATCH BASIN AT CURB
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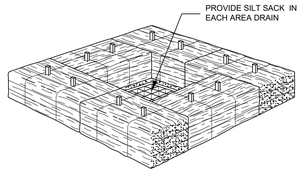

SEDIMENT FILTER FOR AREA DRAINS
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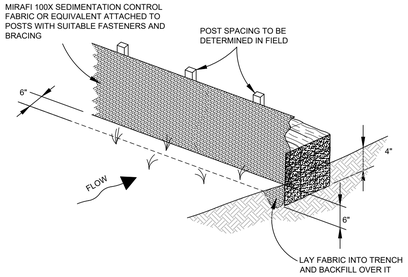
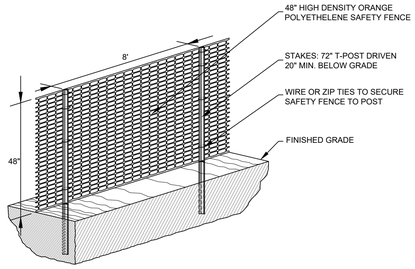


FABRIC & POST SILTATION BARRIER W/ HAY BALES
(SILT FENCE)
N.T.S.



FABRIC & POST CONSTRUCTION FENCE
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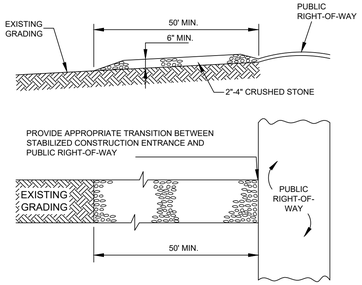
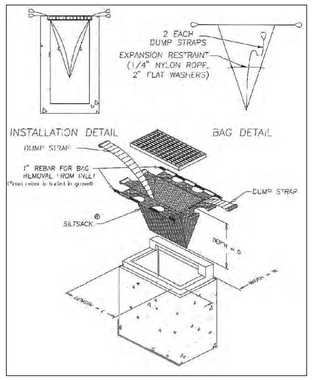
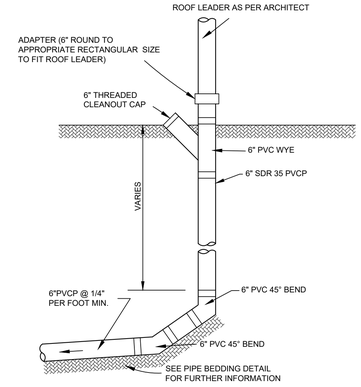


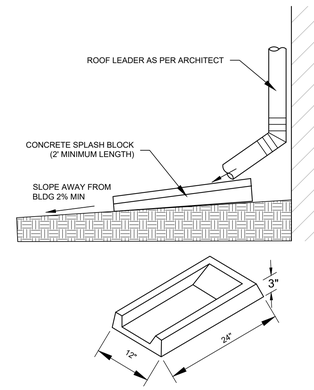
STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



ROOF LEADER CLEANOUT DETAIL
N.T.S.



ROOF LEADER SPLASH PAD
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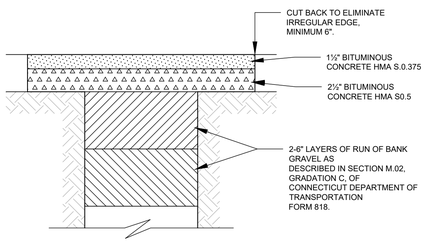

ASPHALT TRENCH REPAIR
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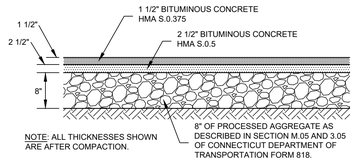

ASPHALT PAVEMENT DETAIL
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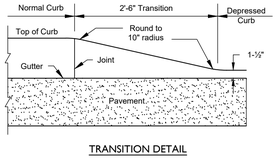
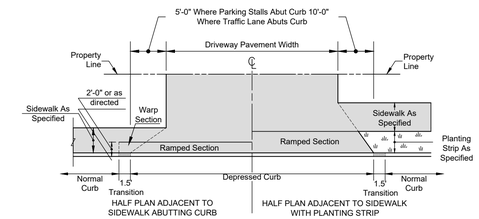
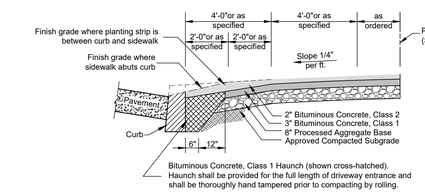


TRANSITION DETAIL

DEPRESSED CURB DETAIL
N.T.S.



PLAN

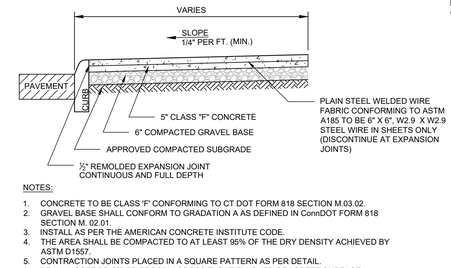


TYPICAL SECTION

NOTES:

1. TABULATED VALUES ARE FOR DRIVEWAYS WITH CENTER LINE RADIUS GREATER THAN 100'. WIDTHS OF OTHER DRIVES REQUIRE SPECIAL STUDY.
2. DRIVEWAY WIDTH AT PROPERTY LINE SHALL BE NO LESS THAN THAT TABULATED.
3. THE FIRST FIGURE GIVEN IN THE TABLE IS ABSOLUTE MINIMUM WIDTH AND THE SECOND FIGURE IS THE DESIRABLE MINIMUM. THE LATTER MINIMUM MUST BE USED WHERE POSSIBLE.
4. ADD 2' TO TABULATED VALUE WHERE CURBING IS ON BOTH SIDES OF DRIVE AND 1' WHERE CURBING IS ON ONE SIDE ONLY.
5. THE ELEVATION OF THE UPPER EDGE OF RAMP SECTIONS AND THE CROSS SLOPE OF SIDEWALK SHALL BE ESTABLISHED, WITH THE APPROVAL OF THE ENGINEER, AS REQUIRED TO PREVENT VEHICLE SCRAPING. USE CROSS SLOPES SHOWN WHERE POSSIBLE.
6. CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF STAMFORD STANDARD CONSTRUCTION DETAILS.

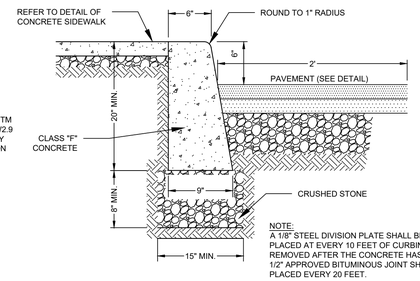
BITUMINOUS CONCRETE DRIVEWAY ENTRANCE
N.T.S



NOTES:

1. CONCRETE TO BE CLASS 'F' CONFORMING TO CT DOT FORM 818 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 818 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
5. CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
6. DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.

CONCRETE SIDEWALK
N.T.S.



CONCRETE CURB
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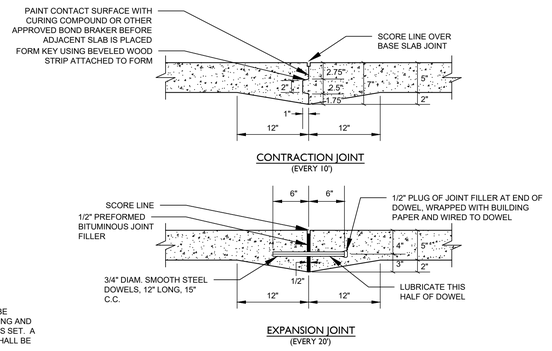

CONCRETE SIDEWALK JOINT DETAILS
(OFF-SITE IMPROVEMENTS)
N.T.S.

No.	Date	Revision
1	06/01/22	ORIGINAL ISSUE DATE

EROSION CONTROLS AND PAVEMENT DETAILS
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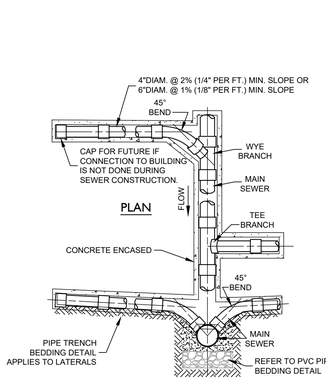
DRAWN BY: AJP | CHECKED BY: AMK

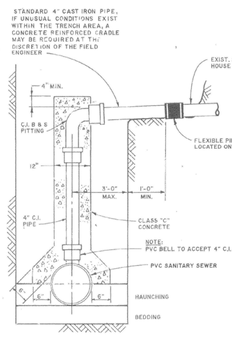
ANDREW M. KUZMICH CT. P.E. 31389
June 1, 2022
DATE

SHEET No: SE-7
Comm. No.: 7338

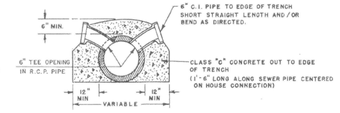
6/1/2022 3:26 PM H:\Jobfiles\7000\7300\7338\dwg\7338 Master - Notes & Details.dwg



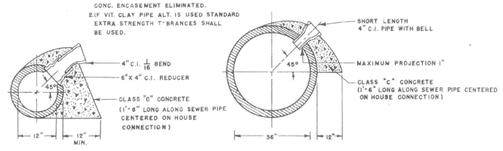
PROFILE



SANITARY SEWER CONNECTION DETAIL TO EXISTING HOUSE LATERALS



CROSS SECTION
TYPICAL 6" BRANCH FOR REINFORCED CONCRETE FOR SEWER
SCALE 1/2" = 1'-0"

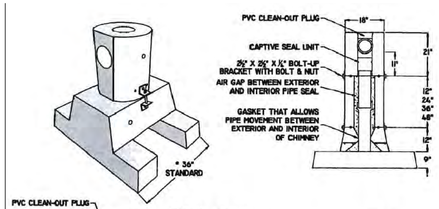


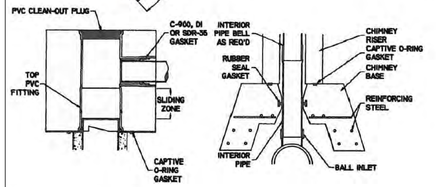
CROSS SECTION
TYPICAL 4" C.I. BRANCH FOR HOUSE CONNECTION WITH PRE-CAST 6" HOLE IN REINFORCED CONCRETE SANITARY SEWER PIPE

CROSS SECTION
TYPICAL 4" C.I. BRANCH FOR HOUSE CONNECTION AS USED WITH REINFORCED CONCRETE TRUNK LINE SANITARY SEWER PIPE WHERE PRE-CAST HOLE HAS BEEN OMITTED.

LATERAL CONNECTION TO SANITARY SEWER

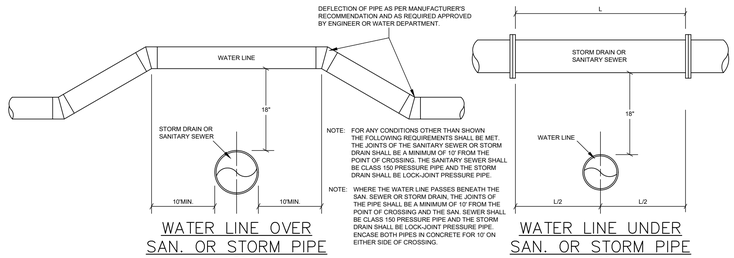
N.T.S.





DESIGN NOTES:
1. CONCRETE - 6000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44.
4. FILL VOID UNDER BRIDGE SECTION WITH SUITABLE BEDDING MATERIAL

* BRIDGE AVAILABLE IN 48" TO FIT UP TO 30" CONNECTION PIPE.



WATER LINE OVER SAN. OR STORM PIPE
N.T.S.

WATER LINE UNDER SAN. OR STORM PIPE
N.T.S.

REQUIREMENTS AS STATED IN THE TWO NOTES ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER & WATER LINES IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18".

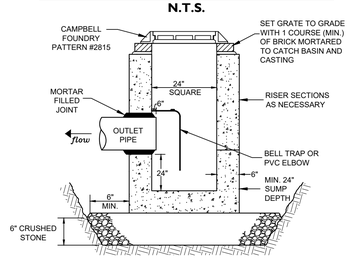
CROSSING OF WATER LINE AND SANITARY OR STORM PIPES

N.T.S.

* NOTE:
1. SEALTITE MULTI-RANGE SEWER PIPE SADDLE TO BE SIZED AND INSTALLED PER MANUFACTURER INSTRUCTIONS.
2. APPLICANT AND THEIR CONTRACTOR SHALL COORDINATE AND SCHEDULE THE SEWER LATERAL CONNECTION WITH WPCA'S COLLECTION SYSTEM SUPERVISOR (203-977-5768) AT LEAST 3 WORKING DAYS IN ADVANCE. WPCA PERSONNEL MUST BE ON-SITE TO WITNESS AND PHOTOGRAPH THE SEWER LATERAL CONNECTION TO THE SANITARY CONVEYANCE SYSTEM. THE WORK SHALL OCCUR BETWEEN THE HOURS OF 7:30 A.M. AND 2:00 P.M. MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS.
3. AS PART OF THE FINAL APPROVAL, THE LOCATION OF THE LATERAL CONNECTION TO THE SANITARY SEWER SHALL BE PROVIDED ON A SKETCH WITH THE FOLLOWING INFORMATION:
   - DISTANCE INFORMATION FROM AT LEAST TWO PERMANENT STATIONS (I.E. TELEPHONE POLE WITH NUMBER, NEAREST MANHOLE COVER, CORNER OF BUILDING WITH ADDRESS, ETC.)
   - DEPTH OF LATERAL CONNECTION
4. CAPPING THE EXISTING LATERALS SHALL BE WITNESSED BY THE STAMFORD BUILDING DEPARTMENT.

SEALTITE MULTI-RANGE WYE AND TEE SEWER PIPE SADDLE DETAILS

N.T.S.

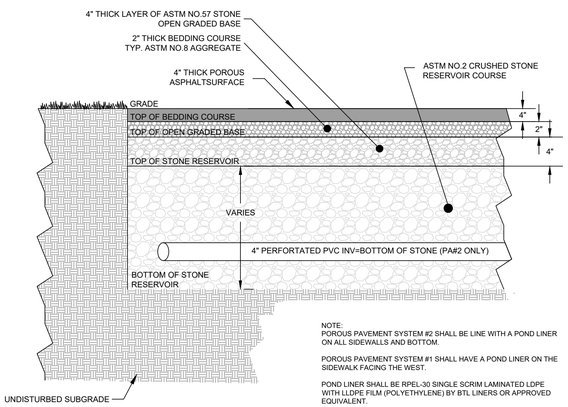


NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" AREA DRAIN

N.T.S.

NOTES:
1. POROUS ASPHALT MATERIAL IS TO CONFORM TO THE UNIVERSITY NEW HAMPSHIRE STORMWATER CENTER DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT MIXTURE PG 64-28.
2. GEOTEXTILE TO BE "MIRAFI HP 360" OR APPROVED EQUIVALENT. PLACE THE GEOTEXTILE ON THE BOTTOM AND SIDES OF THE BEDDING COURSE. ELIMINATE WRINKLES IN THE GEOTEXTILE AND ENSURE NOT TO DAMAGE IT DURING CONSTRUCTION.
3. THE ASTM NO. 2 STONE SUBBASE MATERIAL SHOULD BE SPREAD IN MINIMUM 6 IN. LIFTS. COMPACTION IS DONE WITH A 10 TON STEEL VIBRATORY ROLLER OR A 13,500 LBF PLATE COMPACTOR. GREATER LIFT THICKNESSES ARE NORMAL (I.E. 12 IN.) WHEN USING EITHER OF THESE COMPACTORS. WHEN USING A ROLLER, THE FIRST TWO PASSES ARE IN VIBRATORY MODE AND THE LAST TWO ARE IN STATIC MODE. COMPACTION IS COMPLETED WHEN NO VISIBLE MOVEMENT CAN BE SEEN IN THE BASE WHEN ROLLED BY THE COMPACTOR. PLATE COMPACTORS WITH COMPACTION INDICATORS SHOULD BE USED TO DETERMINE WHEN COMPACTION IS COMPLETED. STONES WILL COMPACT MORE COMPLETELY IF MOISTENED DURING COMPACTION. AGGREGATES SHALL NOT BE CRUSHED BY THE COMPACTOR.
4. THE ASTM NO. 57 BASE LAYER IS SPREAD AND COMPACTED AS ONE 4 IN. LIFT. THE STONE MATERIAL SHOULD BE MOIST DURING COMPACTION FOR BETTER CONSOLIDATION. LIKE THE SUBBASE AGGREGATE, THE INITIAL PASSES WITH THE ROLLER CAN BE WITH VIBRATION TO CONSOLIDATE THE BASE MATERIAL. THE FINAL PASSES SHOULD BE WITHOUT VIBRATION. A 13,500 LBF PLATE COMPACTOR ALSO CAN BE USED TO COMPACT THE ASTM NO. 57 BASE LAYER.
5. WHEN SUBBASE AND BASE LIFTS ARE COMPACTED THE SURFACE SHOULD THEN BE TOPPED WITH 2 IN. THICK LAYER OF MOIST ASTM NO. 8 CRUSHED STONE BEDDING LAYER. THIS LAYER IS SCREENED AND LEVELED OVER THE ASTM NO. 57 BASE. METAL RAILS ARE PLACED ON THE COMPACTED ASTM NO. 57 LAYER AND ARE USED TO GUIDE SCREEDING ELEVATIONS. VARIOUS SIZES OF SCREEDING EQUIPMENT CAN BE USED RANGING FROM HAND TOOLS, BUCKET SCREEDS POWERED MANUALLY OR BY MACHINE, OR A MODIFIED ASPHALT SPREAD THAT USES A LASER GUIDANCE SYSTEM TO MAINTAIN ELEVATIONS. THE SURFACE TOLERANCE OF THE SCREEDED ASTM NO. 8 BEDDING MATERIAL SHOULD BE ± 3/8 IN. OVER 10 FT. THE CONCRETE PAVERS SHOULD BE PLACED IMMEDIATELY AFTER THE ASTM NO. 8 STONE BEDDING IS PLACED AND SCREEDED. CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC SHOULD BE KEPT OFF THE SCREEDED LAYER.
6. AFTER SCREENING THE BEDDING MATERIAL, THE PAVERS ARE PLACED ON THIS LAYER. PAVER INSTALLATION CAN BE BY HAND OR WITH MECHANICAL EQUIPMENT.
7. CONTRACTOR SHALL PROVIDE SITE ENGINEER WITH A SIEVE ANALYSIS OF FILL MATERIAL USED BENEATH PERMEABLE PAVERS PRIOR TO INSTALLATION.



NOTE:
POROUS PAVEMENT SYSTEM #2 SHALL BE LINE WITH A POND LINER ON ALL SIDEWALLS AND BOTTOM.

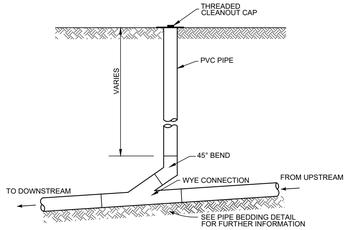
POROUS PAVEMENT SYSTEM #1 SHALL HAVE A POND LINER ON THE SIDEWALK FACING THE WEST.

POND LINER SHALL BE RPEL-30 SINGLE SCRIM LAMINATED LDPE WITH LLDPE FILM (POLYETHYLENE) BY BTL LINERS OR APPROVED EQUIVALENT.

REFER TO SITE UTILITY PLAN FOR FURTHER INFORMATION.

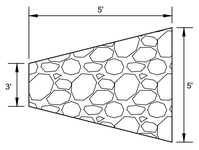
POROUS ASPHALT DETAIL (TYP.)

N.T.S.



FLUSH SANITARY CLEANOUT DETAIL

N.T.S.

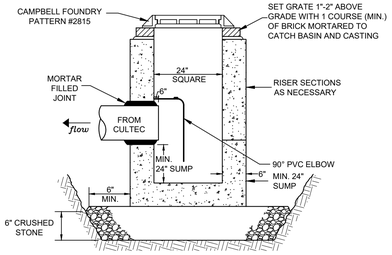


PLAN VIEW

Rip rap shall consist of sound, tough, durable, and angular rock, free from decomposed stones or other defects impairing its durability. Broken concrete or rounded stones are not acceptable. Refer to CT DOT Form 818 Section 7.03 for further information.

RIP-RAP SPLASH PAD

N.T.S.



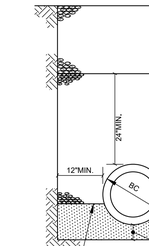
NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.02.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" OVERFLOW AREA DRAIN (AD#1&2)

N.T.S.

CULTECH SYSTEM NOTES

1. RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD,CT.
2. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
3. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12'
4. ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
5. THERE SHALL BE A 6" LAYER OF 1½" CRUSHED STONE BELOW ALL UNITS.
6. THERE SHALL BE A 12" LAYER OF 1½" CRUSHED STONE AROUND THE UNITS.
7. THERE SHALL BE A 6" LAYER 1½" CRUSHED STONE BETWEEN EACH ROW OF UNITS.
8. REMOVE ANY TOPSOIL PRIOR TO INSTALLATION OF GALLERY.
9. CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATION FOR THE GALLERIES. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE GALLERIES IF FIELD CONDITIONS DICTATE.
10. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
11. SOIL BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.



SECTION VIEW

MODIFIED RIP-RAP SHALL CONFORM TO THE FOLLOWING GRADATION:

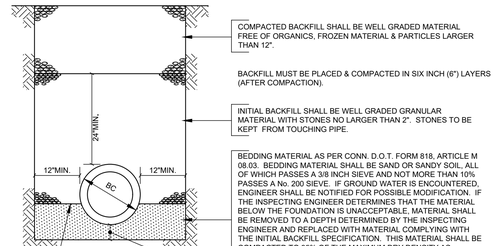
STONE SIZE	% OF THE MASS
10" OR OVER	0
6" TO 10"	20-50
4" TO 6"	30-60
2" TO 4"	30-40
1" TO 2"	10-20
LESS THAN 1"	0-10

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

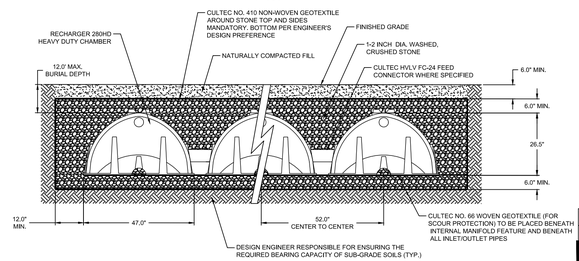
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.

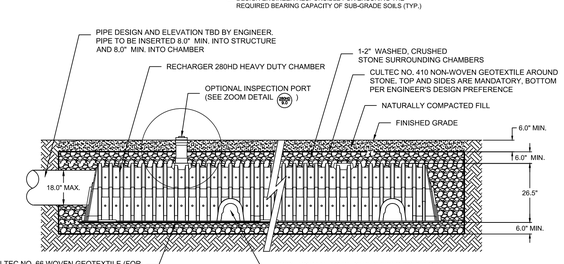


PVC PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

N.T.S.



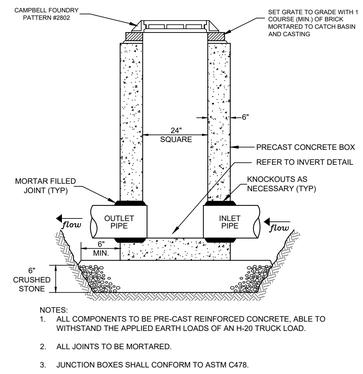


REFER TO SITE UTILITY PLAN FOR FURTHER INFORMATION.

CULTEC RECHARGER 280HD

(INFILTRATION SYSTEM #2)

N.T.S.



NOTES:
1. ALL COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS OF AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. JUNCTION BOXES SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

JUNCTION BOX

N.T.S.

No.	Date	Revision
1	06/01/22	ORIGINAL ISSUE DATE

SANITARY & STORM DETAILS
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITIES

SCALE: NOT TO SCALE

DRAWN BY: AJP | CHECKED BY: AMK

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

ANDREW M. KUZMICH CT. P.E. 31389

June 1, 2022

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:

SE-8

Comm. No.: 7338

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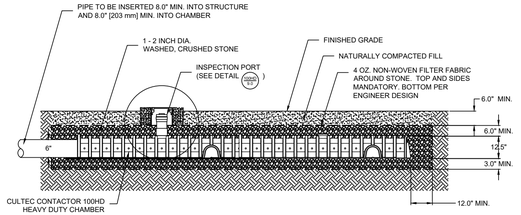
CULTEC SYSTEM NOTES

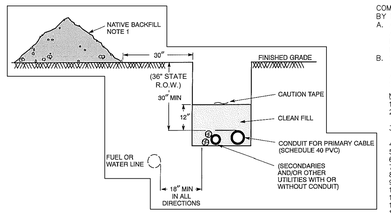
1. CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD,CT.
2. STORAGE PROVIDED = 3.82 CF/FT PER DESIGN UNIT.
3. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
4. ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
5. THERE SHALL BE A 3" LAYER OF 1¼" CRUSHED STONE BELOW ALL UNITS.
6. REMOVE ANY TOPSOIL PRIOR TO INSTALLATION OF GALLERY.
7. CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATION FOR THE GALLERIES. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE GALLERIES IF FIELD CONDITIONS DICTATE.
8. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
9. SOIL BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.



REFER TO SITE UTILITY PLAN FOR FURTHER INFORMATION.

CULTEC CONTACT C-100HD DETAIL

N.T.S.



BACKFILL:
MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:

- COMMON FILL–TYPE A: NO STONES OR ROCKS LARGER THAN 1"
- COMMON FILL–TYPE B: NO STONES OR ROCKS LARGER THAN 4"

COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF–SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
B. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

NOTES

1. Minimum cover from top of a conduit bank to the pavement or earth surface to be 36".
2. Duct bank shall extend beyond the property line and capped. Exact location of termination are per field direction. Allow for 20' deviation from locations shown on this plan.
3. Ducts shall be Schedule 40 pvc. Use premanufactured spacers between conduits as necessary. Bends shall be sweeps, 4" "C" Duct telephone bends meeting GTE 8343, United CHS–71 and NEMA TC–10 Specifications.
4. Slope all conduit to drain toward manholes and away from structures.
5. All work shall be performed according to utility company requirements.
6. Ensure that the bottom of the trench is well–tamped and free of rocks
7. Install the conduit, gluing and all couplings
8. Install secondaries and other utility cables or conduits in the trench.
9. Backfill with 12 inches clean fill not to contain stones larger than 4 inches in maximum diameter.
10. Install cable warning.
11. Fill in the remainder of the trench with native backfill
12. Install pull line, including 10 feet of slack, and secure to conduit plug at each end of conduit run.
13. All underground conduit to schedule 40 PVC conduit.
14. Actual utility layout may vary depending on final utility company coordination. Coordination of final layout shall be the contractor's responsibility.
15. All underground utilities crossing a roadway shall be concrete encased.
16. Concrete encasement shall be color red within the limits of the state right–of–way.

PREFERRED:

FIG. 1 2 DUCTS

FIG. 2 4 DUCTS

FIG. 4 8 DUCTS

FIG. 5 12 DUCTS

ALTERNATE: (SEE NOTE 4)

FIG. 1A 2 DUCTS

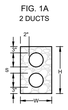


FIG. 2A 4 DUCTS

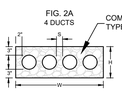


FIG. 4A 8 DUCTS

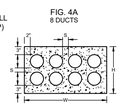


FIG. 5A 12 DUCTS

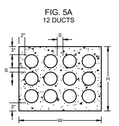


FIG. 6A 16 DUCTS

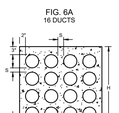
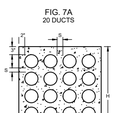


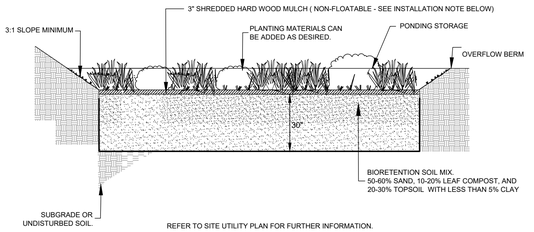
FIG. 7A 20 DUCTS



	ALL DIMENSIONS IN INCHES											
	2" DUCT			3" DUCT			4" DUCT			5" DUCT		
FIG	W	H	S	W	H	S	W	H	S	W	H	
1	10 1/2"	8 1/2"	13 1/2"	123 1/2"	91 1/2"	11 1/2"	141 1/2"	103 1/2"	11 1/2"	161 1/2"	111 1/2	
1A	6 1/2"	123 1/2"	13 1/2"	7 1/2"	148 1/2"	11 1/2"	8 1/2"	163 1/2"	11 1/2"	9 1/2"	181 1/2	
2	10 1/2"	123 1/2"	13 1/2"	123 1/2"	148 1/2"	11 1/2"	141 1/2"	163 1/2"	11 1/2"	161 1/2"	181 1/2	
2A	16 1/2"	8 1/2"	13 1/2"	227 1/2"	91 1/2"	11 1/2"	267 1/2"	103 1/2"	11 1/2"	308 1/2"	111 1/2	
4	14 1/2"	283 1/2"	13 1/2"	161 1/2"	323 1/2"	11 1/2"	143 1/2"	283 1/2"	11 1/2"	161 1/2"	327 1/2	
4A	28 1/2"	16 1/2"	13 1/2"	303 1/2"	183 1/2"	11 1/2"	26 1/2"	167 1/2"	11 1/2"	30 1/2"	187 1/2	
5	14 1/2"	287 1/2"	13 1/2"	161 1/2"	323 1/2"	11 1/2"	20 1/2"	28 1/2"	11 1/2"	23 1/2"	327 1/2	
5A	28 1/2"	24 1/2"	13 1/2"	301 1/2"	277 1/2"	11 1/2"	26 1/2"	22 1/2"	11 1/2"	30 1/2"	253 1/2	
6A										30 1/2"	327 1/2	
7A									2	30 1/2"	391	

CONDUIT BANK CONSTRUCTION

N.T.S.



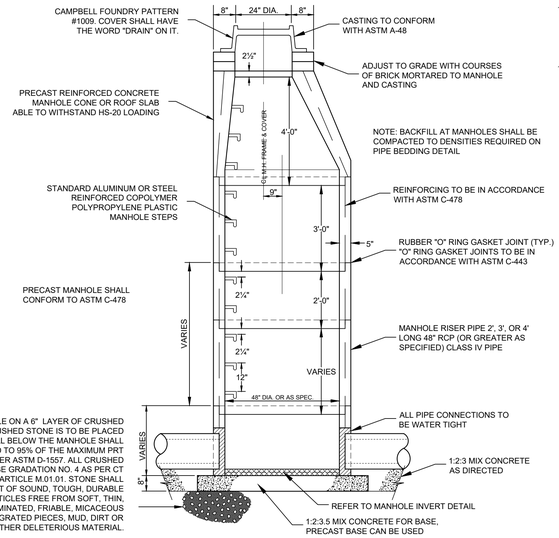
REFER TO SITE UTILITY PLAN FOR FURTHER INFORMATION.

RAIN GARDEN DETAIL

N.T.S.

NOTES:

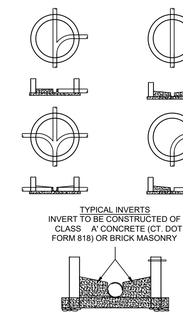
1. THE RELATIVE DRAINAGE CAPABILITIES OF THE RAIN GARDEN ARE NOT DEPENDENT UPON THE NUMBER, TYPES, OR SIZES OF THE PLANTINGS USED PROVIDED THAT THE AREA REMAINS REASONABLY WELL-VEGETATED.
2. PLANTINGS OF RAIN GARDEN TO BE DESIGNED BY OTHERS.
3. SOIL BENEATH THE RAIN GARDEN SHALL BE SCARIFIED TO PROMOTE INFILTRATION PRIOR TO BACKFILLING
4. RAIN GARDEN SHALL BE CONSTRUCTED IN CONFORMANCE WITH APPENDIX G OF THE FEBRUARY 2014 TOWN OF GREENWICH DRAINAGE MANUAL.
5. THE RAIN GARDEN SOIL MIX SHALL BE TESTED PRIOR TO PLACEMENT ACCORDING TO THE SPECIFICATIONS LISTED IN THE TOWN OF GREENWICH DRAINAGE MANUAL (AND BELOW). THE DESIGN ENGINEER SHALL CERTIFY THAT THE RAIN GARDEN SOIL MIX MEETS THE SPECIFICATIONS BASED ON SOIL TEST RESULTS.
6. THE SOIL MIXTURE SHALL HAVE A P-INDEX (PHOSPHOROUS INDEX) OF 0-30 (A LOW P-INDEX CREATES AN ENHANCED ENVIRONMENT AND REMOVE PHOSPHOROUS FROM STORMWATER.)
7. SOIL SHALL MEET THE SPECIFICATIONS OUTLINED IN APPENDIX G OF THE FEBRUARY 2014 TOWN OF GREENWICH DRAINAGE MANUAL. AMENDED SOIL SHALL CONSIST OF 90% BLENDED ENGINEERED MEDIA AND 10% ORGANICS. THE 10% ORGANICS CAN BE LEAF COMPOST OR PEAT MOSS. ENGINEERED MEDIA SHALL CONFORM TO THE FOLLOWING GRADATION:
8. THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE INFILTRATION AREA AND THE INSTALLATION OF THE VARIOUS COMPONENTS OF THE RAIN GARDEN SYSTEM (SOIL MIXTURE).
9. THE DESIGN ENGINEER SHALL PROVIDE AN AS-BUILT PLAN OF THE RAIN GARDEN SYSTEM ALONG WITH A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE TOWN OF GREENWICH DRAINAGE MANUAL AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
10. A DENSE AND VIGOROUS VEGEGATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE BIORETENTION SYSTEM.
11. THE RAIN GARDEN SYSTEM SHALL BE FENCED OFF DURING CONSTRUCTION PERIOD TO PREVENT DISTURBANCE OF THE SOILS. FOR INFILTRATION DESIGNS, AVOID USING HEAVY EQUIPMENT DURING CONSTRUCTION ON AREAS WHERE RAIN GARDEN SYSTEMS ARE PROPOSED. IF SOILS ARE COMPACTED, ADDITIONAL MEASURES MAY BE NECESSARY TO RE-ESTABLISH SOIL PERMEABILITY.
12. THE RAIN GARDEN FACILITY SHALL BE EXCAVATED TO THE DIMENSIONS, SIDE SLOPES, AND ELEVATIONS SHOWN ON THE PLANS. THE METHOD OF EXCAVATION SHALL MINIMIZE THE COMPACTION OF THE BOTTOM OF THE RAIN GARDEN FACILITY. EXCAVATORS AND BACKHOES, OPERATING ON THE GROUND ADJACENT TO THE RAIN GARDEN FACILITY, SHALL BE USED TO EXCAVATE THE FACILITY IF POSSIBLE. LOW GROUND-CONTACT PRESSURE EQUIPMENT MAY ALSO BE USED FOR EXCAVATION.
13. AFTER EXCAVATION DO NO COMPACT NATIVE UNDERLYING SOILS. WHEN INSTALLING THE RAIN GARDEN SOIL MIX, DROP IT FROM THE BUCKET AND DO NO COMPACT IT. THE MIX SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 12" FOR THE ENTIRE AREA OF THE RAIN GARDEN FACILITY. GRADE BIORETENTION MATERIALS BY HAND OR WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS. THE SOIL MIX CAN BE EXPECTED TO SETTLE, ESPECIALLY AFTER BECOMING SATURATED. FOR THIS REASON, THE ELEVATION OF THE MIX CAN BE A COUPLE OF INCHES HIGHER AT INSTALLATION THAN THE DESIGN ELEVATION IN ANTICIPATION OF SETTLING.
14. FOLLOWING CONSTRUCTION, THE RAIN GARDEN SHALL BE MONITORED TO VERIFY THAT THE SYSTEM WAS CONSTRUCTED AND FUNCTIONS AS DESIGNED. THE POST-CONSTRUCTION MONITORING SHAL CONSIST OF VISUAL OBSERVATION OF THE RAIN GARDEN AFTER A STORM EVENT THAT RESULTS IN AT LEAST 5" OF PONDING IN THE BIORETENTION AREA (OR THE MAXIMUM DESIGN PONDING DEPTH IF DESIGNED FOR LESS THAN 5" OF PONDING). IF THE DRAWDOWN TIME INDICATES A FLOW RATE OF LESS THAN 5" PER HOUR, THE RAIN GARDEN SOIL SHOULD BE REMOVED AND REPLACED. THE OBSERVATIONS SHALL BE CONDUCTED (OR OVERSEEN) AND CETIFIED BY THE DESIGN ENGINEER. THE PURPOSE OF THE CERIFICATION LETTER IS TO ENSURE PROPER INSTALLATION AND DISCOURAGE CONTRACTOR SUBSTITUTIONS. THE TOWN RESERVES THE RIGHT TO INSPECT AND/OR COLLECT SOIL SAMPLES OF RAIN GARDEN SYSTEMS, OR REQUIRE ADDITIONAL IN-SITU TESTING BY THE PROPERTY OWNER OR DESIGN ENGINEER.



PLACE MANHOLE ON A 6" LAYER OF CRUSHED STONE. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE MANHOLE SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D-1557. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT DOT FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

STORM MANHOLE DETAIL

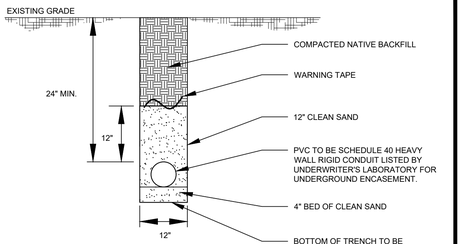
N.T.S.



TYPICAL INVERTS
INVERT TO BE CONSTRUCTED OF CLASS 'A' CONCRETE (CT. DOT FORM 818) OR BRICK MASONRY

STORM INVERT DETAIL

N.T.S.



NOTES:

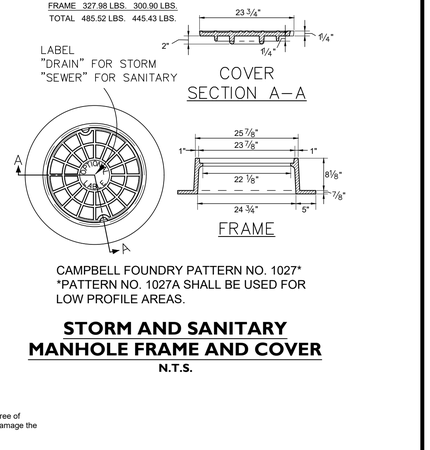
1. IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

CONDUIT TRENCH DETAIL (SAND BEDDING)

N.T.S.

APPROXIMATE WEIGHTS

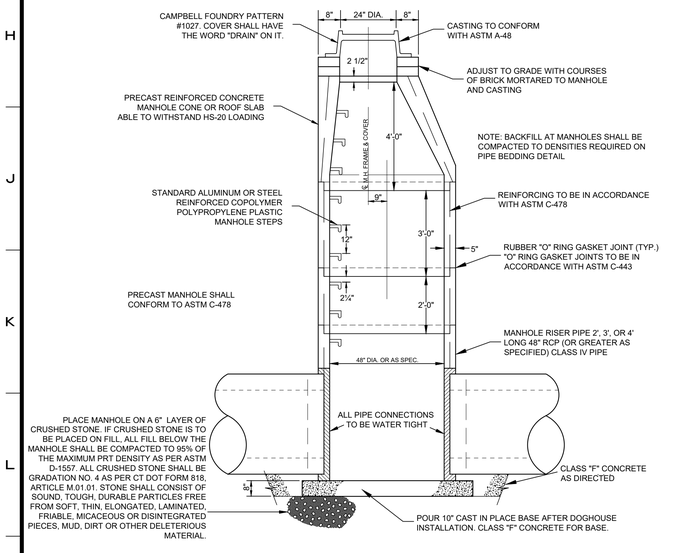
	STEEL	IRON
COVER	157.54 LBS.	144.53 LBS.
FRAME	327.98 LBS.	300.90 LBS.
TOTAL	485.52 LBS.	445.43 LBS.



CAMPBELL FOUNDRY PATTERN NO. 1027*
*PATTERN NO. 1027A SHALL BE USED FOR LOW PROFILE AREAS.

STORM AND SANITARY MANHOLE FRAME AND COVER

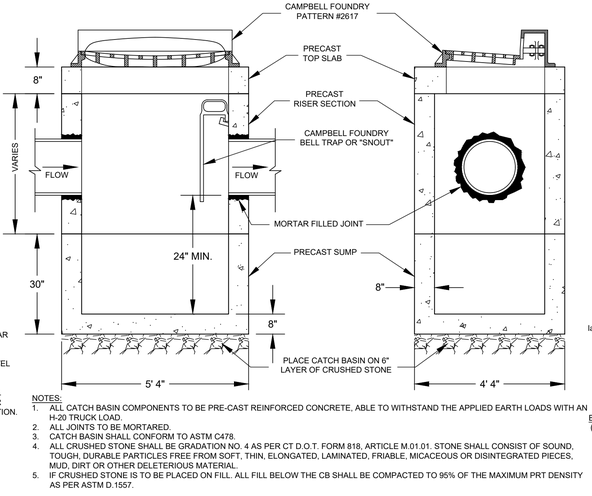
N.T.S.



NOTE: MANHOLE STRUCTURE SHALL BE ORDERED SUCH THAT THERE IS A MINIMUM OF 12" BETWEEN THE TOP OF THE STRUCTURE AND FINISHED GRADE.

DOG HOUSE STORM MANHOLE DETAIL

N.T.S.

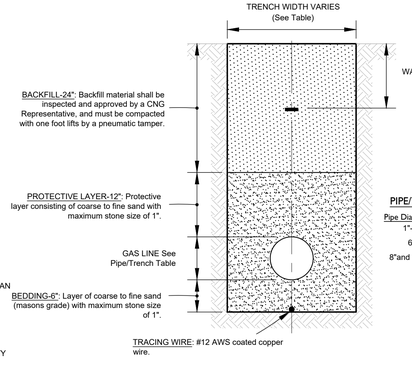


NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. CATCH BASIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
5. IF CRUSHED STONE IS TO BE PLACED ON FILL. ALL FILL BELOW THE CB SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D.1557.

CATCH BASIN DETAIL

N.T.S.



PIPE/TRENCH TABLE	
Pipe Diameter	Trench Width
1"-4"	12"
6"	18"
8"and above	24"

GAS LINE TRENCH DETAIL

N.T.S.

Notes:

1. A minimum of 1'0" vertical clearance and 5'0" horizontal clearance will be maintained between the gas line and all other structures.
2. Minimum cover for mains shall be 3'0" from finished grade as measured from gutter line.
   a. In the traveled portion of the road - from the top of the pipe to the top of the trench using the shallow side for measurement.
   b. Off the traveled portion when section is at a higher elevation than the traveled way - elevation to be taken from gutter line.
   c. Off the traveled portion when section is at a lower elevation than the traveled way from the top of the pipe to the top of the trench using the shallow side for measurement.
3. Minimum cover of service lines in private property shall be 2'0" only when approved by the CNG inspector or designee.
4. The bottom of the trench must be free of rocks, debris, or water that could damage the pipe or its coating.
5. Tracing Wire is a #12 AWG coated copper tracing wire to be installed in the center of the trench prior to 6" of sand padding. (Connection will be made by a CNG Representative).
6. Exposed piping will be backfilled with a minimum of 12" of sand prior to leaving the job site each day and witnessed by a CNG Representative or CNG Contractor.
7. Only personnel qualified by CNG will be allowed to install gas lines.
8. The builder will supply a suitable location to store the pipe and materials and will be responsible for its security.

No.	Date	Revision
I	06/01/22	ORIGINAL ISSUE DATE

STORM & UTILITY DETAILS
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: NOT TO SCALE

DRAWN BY: AJP | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

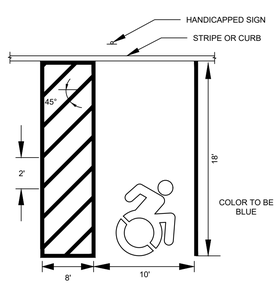
June 1, 2022

DATE

SHEET No:

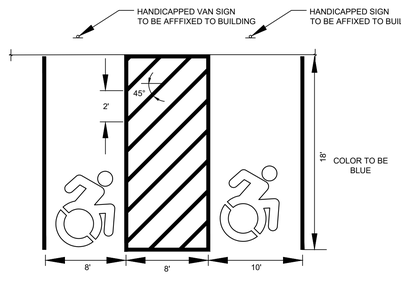
SE-9

Comm. No.: 7338



NOTE:
HANDICAPPED PARKING SHALL BE GRADED NO GREATER THAN 2% IN ANY DIRECTION.

HANDICAPPED PARKING
N.T.S.



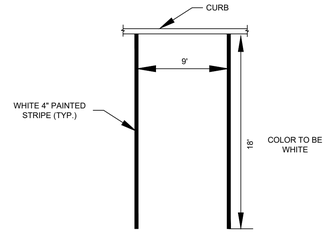
NOTE:
HANDICAPPED PARKING SHALL BE GRADED NO GREATER THAN 2% IN ANY DIRECTION.

HANDICAPPED VAN AND REGULAR HANDICAP PARKING
N.T.S.

CONN. D.O.T. SERIES 30 #31-0629

CONN. D.O.T. SERIES 30 #31-0648

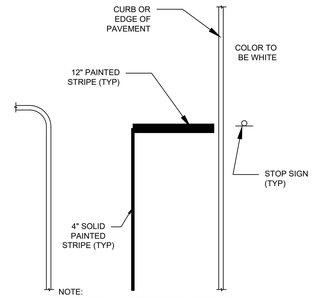
HANDICAPPED PARKING SIGN DETAIL
N.T.S.



REGULAR PARKING SPACE
N.T.S.

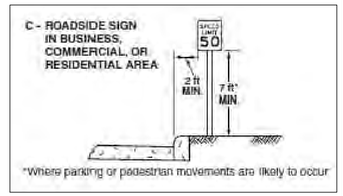
CONN. D.O.T. SERIES R1-1
31-0532
(18" STOP SIGN)

SIGNAGE DETAILS
N.T.S.



NOTE:
ALL PAINT SHALL CONFORM TO CT DOT FORM 816, ARTICLE M.07.17.

STOP BAR STRIPING
N.T.S.



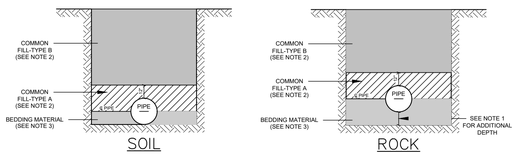
SIGN MOUNTING DETAIL
N.T.S.

WATER SERVICE:

UTILITY CONNECTIONS.
THIS CONTRACTOR SHALL PROVIDE ALL UTILITY CONNECTIONS REQUIRED AND INDICATED ON THE DRAWINGS; AND ALL INTERIOR OR EXTERIOR CONNECTIONS TO "MAINS" AND EXISTING SERVICE LINES SHALL BE INSTALLED COMPLETE AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CODES HAVING JURISDICTION AND THE SERVING UTILITY INVOLVED. ALL SERVICE LINES AND CONNECTION POINTS SHALL BE VERIFIED IN THE FIELD BY THIS CONTRACTOR, AND HE SHALL WORK IN CONJUNCTION WITH THE UTILITY INVOLVED IN THE INSTALLATION OF ALL SERVICES. THIS CONTRACTOR SHALL PROVIDE ALL SERVICE PIPING AND ACCESSORIES REQUIRED TO COMPLETE CONNECTION AND NOT FURNISHED BY THE SERVING UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE SERVING UTILITY COMPANY REGARDING THE ITEMS FURNISHED, THE WORK PERFORMED, INSPECTIONS REQUIRED, AND ANY ASSOCIATED FEES, CHARGES, OR PERMITS.

EXCAVATION, BACKFILLING, CUTTING, PATCHING, AND ROUGH-IN WORK. DO ALL EXCAVATION OF ALL MATERIALS ENCOUNTERED INCLUDING ROCK REQUIRED FOR WORK UNDER THIS SECTION. BACKFILL ALL TRENCHES, TAMPING WELL IN 6" LAYERS. SYSTEM SHALL BE TESTED, MADE TIGHT AND ACCEPTED BEFORE BACKFILL. REMOVE FROM PREMISES ALL EXCESS MATERIAL NOT USED IN BACKFILLING. REPAIR ALL STREETS, SIDEWALKS, DRIVES, PAVING, ETC. DAMAGED. REPAIR MATERIALS SHALL GENERALLY MATCH EXISTING CONSTRUCTION. ALL BACKFILLING AND REPAIRING SHALL MEET ALL REQUIREMENTS OF THE CITY AND OTHERS HAVING JURISDICTION. REPAIR WORK SHALL BE THOROUGHLY FIRST CLASS. CONFORM TO ALL REQUIREMENTS OF DIVISION TWO OF THIS SPECIFICATION.

THIS CONTRACTOR SHALL DO ALL CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO INSTALL WORK UNDER THIS SECTION. CONTRACTOR SHALL OBTAIN PERMISSION OF THE ARCHITECT BEFORE DOING ANY CUTTING. ALL HOLES SHALL BE CUT AS SMALL AS POSSIBLE. GENERAL CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. ALL PATCHING SHALL BE THOROUGHLY FIRST CLASS AND SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION. COORDINATE WITHOUT DELAY ALL ROUGHING-IN WITH GENERAL CONSTRUCTION. ALL PIPING, CONDUIT, ROUGH-IN SHALL BE CONCEALED EXCEPT IN UNFINISHED AREAS AND WHERE OTHERWISE SHOWN.



WATER SERVICE TRENCH BACKFILL MATERIALS
N.T.S.

NOTES

1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.

2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE

BACKFILL:

COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"

COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

A) ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.

B) SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATON IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.

3. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1 INCH. THE MATERIAL SHALL CONFORM TO ASTM D2487 %%132STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES" USING THE %%132UNIFIED SOIL CLASSIFICATION SYSTEM", EXCEPT WHERE A HIGHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

THE MATERIAL SHALL MEET A CLASS II DESIGNATION. SOIL TYPES GW, GP, SW AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOIDS, FINER GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIRE- MENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.

3. REFER TO SECTION 2210 OF THE AQUARION WATER COMPANY SPECIFICATIONS.

NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 50 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL.
2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
3. ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS - 1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT
5. PLEASE REFER TO THE STATE OF CONNECTICUT DOT "TYPICAL METAL SIGN POSTS AND SIGN MOUNTING DETAILS" SHEET NO. 39 (1999) FOR MORE INFORMATION.

METAL SIGN POST
N.T.S.

No.	Date	Revision
1	06/01/22	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
OAK PARK - URSULA PLACE
STAMFORD, CT
PREPARED FOR
CHARTER OAK COMMUNITES

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
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PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.2500 | Fax 203.357.1118
www.rednissmead.com

SCALE: NOT TO SCALE
DRAWN BY: AJP CHECKED BY: AMK
ANDREW M. KUZMICH CT. P.E. 31389
June 1, 2022
DATE

SHEET No:
SE-10
Comm. No.: 7338

TORTI GALLAS + PARTNERS

KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

June 1, 2022

CHARTER OAK COMMUNITIES
OAK PARK - STAMFORD, CT

ORANGE STREET

URSULA PLACE

DALE STREET

FRANK STREET

LILLIAN STREET

WILLIAM ST

WOODROW ST

COVE ROAD

0 60 120 240 FT

SCALE: 1" = 120'

N

TORTI GALLAS + PARTNERS

KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Site Plan - Illustrative

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Site Plan - Unit Types

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

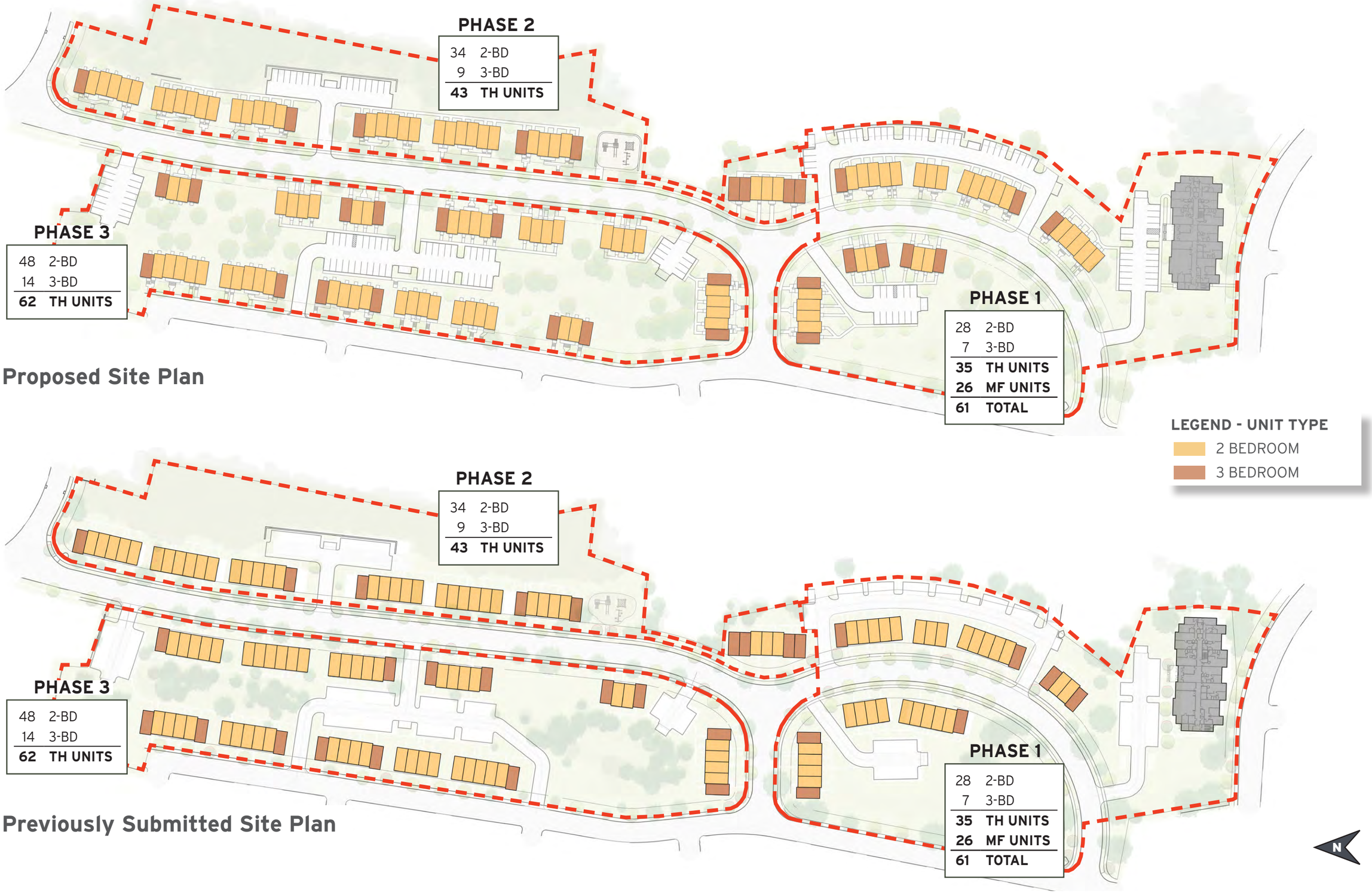
Site Plan - Building Type

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Site Plan - Phasing

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT



Proposed Site Plan

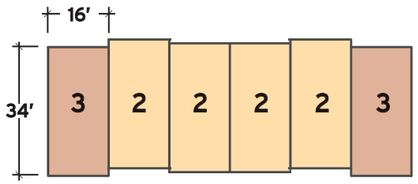
Previously Submitted Site Plan

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Site Plan Comparison - Phasing

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

Type A3



0 4 8 FT

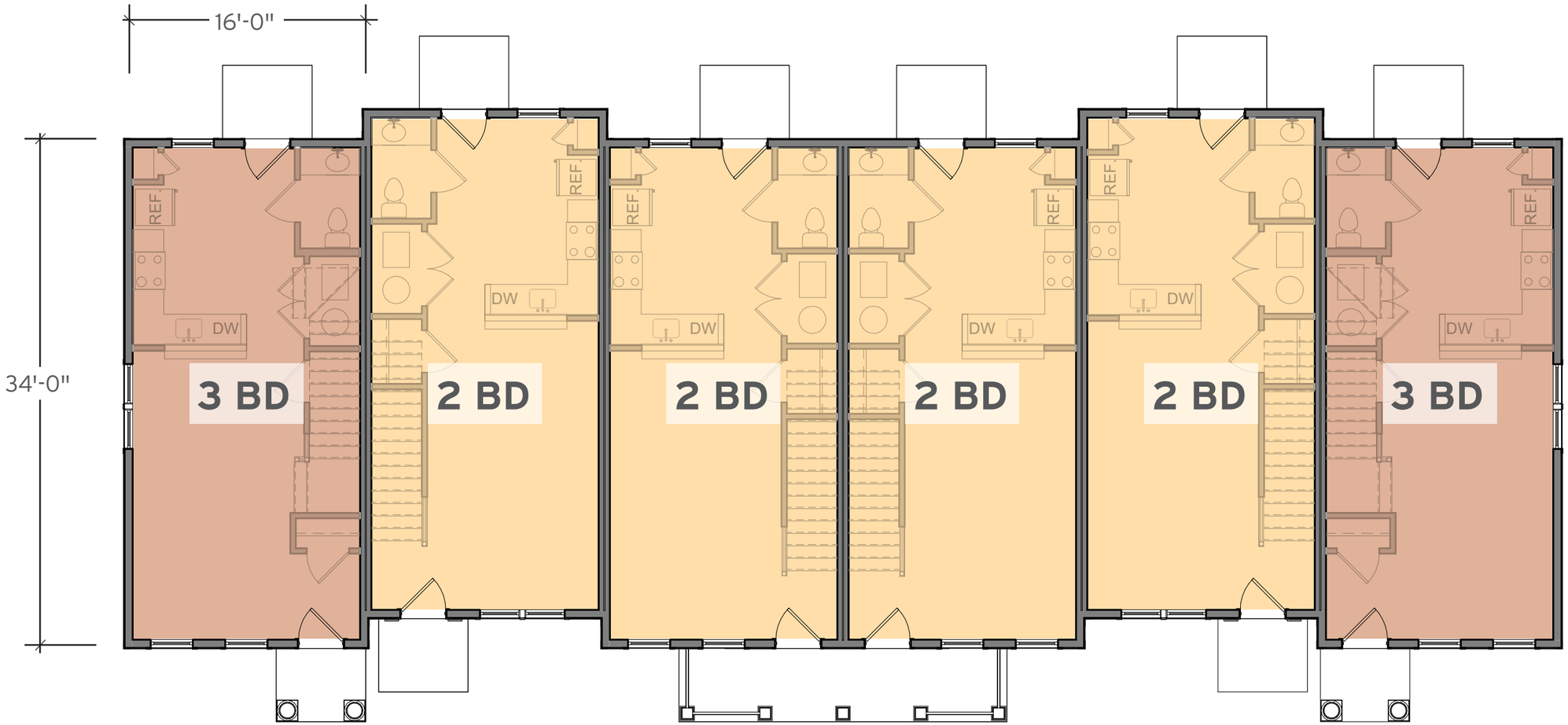
SCALE: 1/8" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Townhouse Elevation

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

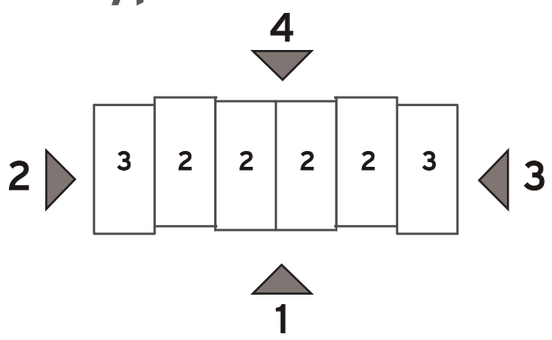
Type A3



0 4 8 FT

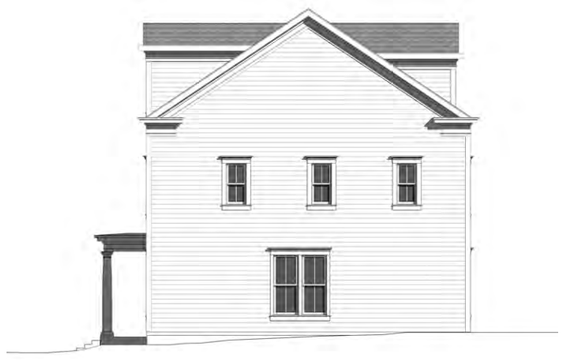
SCALE: 1/8" = 1'-0"

Type A3



1. FRONT ELEVATION

2. SIDE ELEVATION



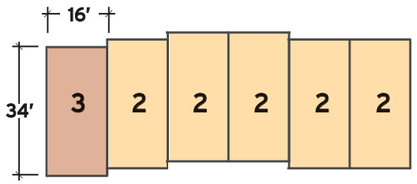
3. SIDE ELEVATION

2. REAR ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

Type A4



0 4 8 FT

SCALE: 1/8" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Townhouse Elevation

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

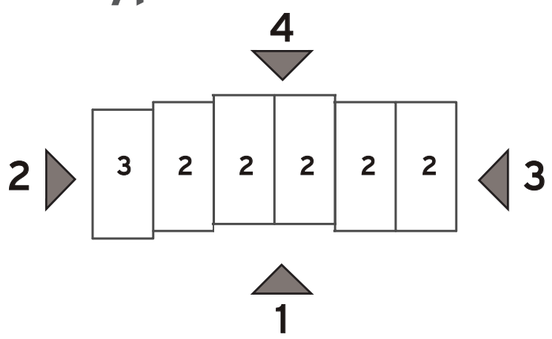
Type A4

0 4 8 FT

SCALE: 1/8" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type A4



1. FRONT ELEVATION

2. SIDE ELEVATION

3. SIDE ELEVATION

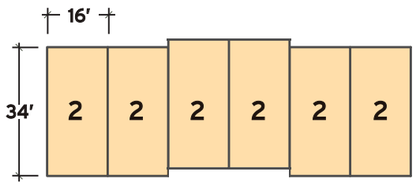
2. REAR ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type A5



CEMENTITIOUS TRIM

ASPHALT SHINGLE
(TYP FOR SLOPED ROOFS)

CEMENTITIOUS
SIDING (TYP)

SOLID URETHANE,
SHAPED TRIM

CEMENTITIOUS TRIM
5/4" NOMINAL,
1" ACTUAL DEPTH

METAL ROOF
(TYP FOR PORCHES)

VINYL WINDOWS (TYP)
3'x6' GROUND FLOOR
3'x5' SECOND FLOOR

0 4 8 FT

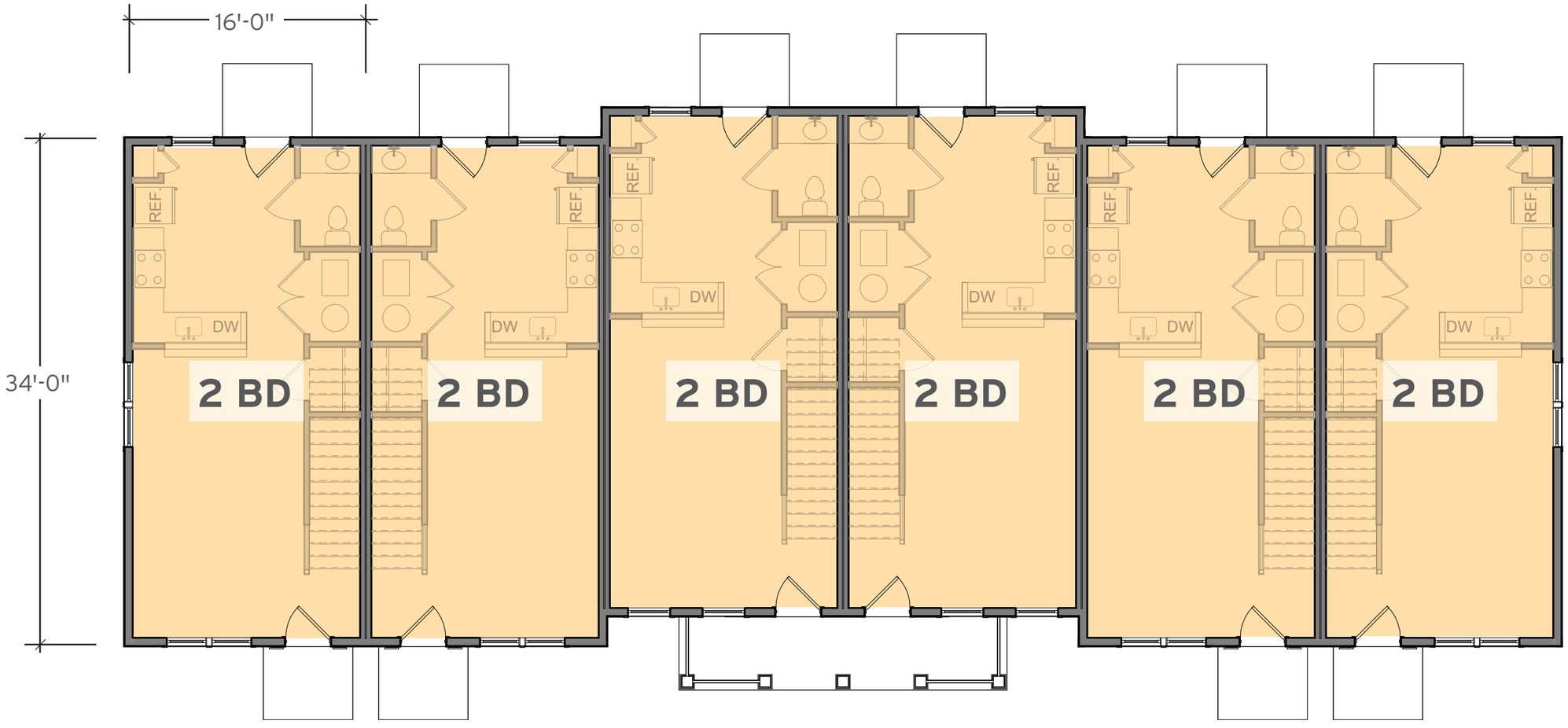
SCALE: 1/8" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Townhouse Elevation

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

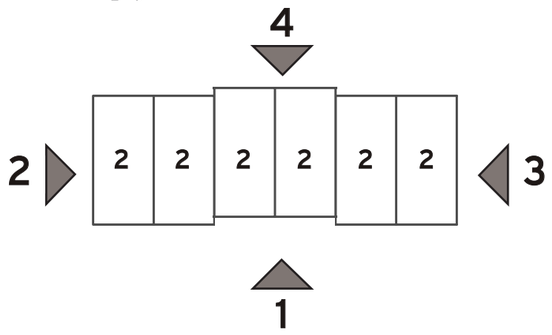
Type A5



0 4 8 FT

SCALE: 1/8" = 1'-0"

Type A5



1. FRONT ELEVATION

2. SIDE ELEVATION

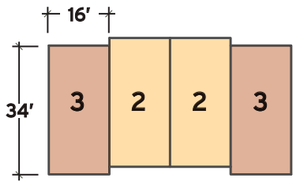
3. SIDE ELEVATION

2. REAR ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

Type B2



0 4 8 FT

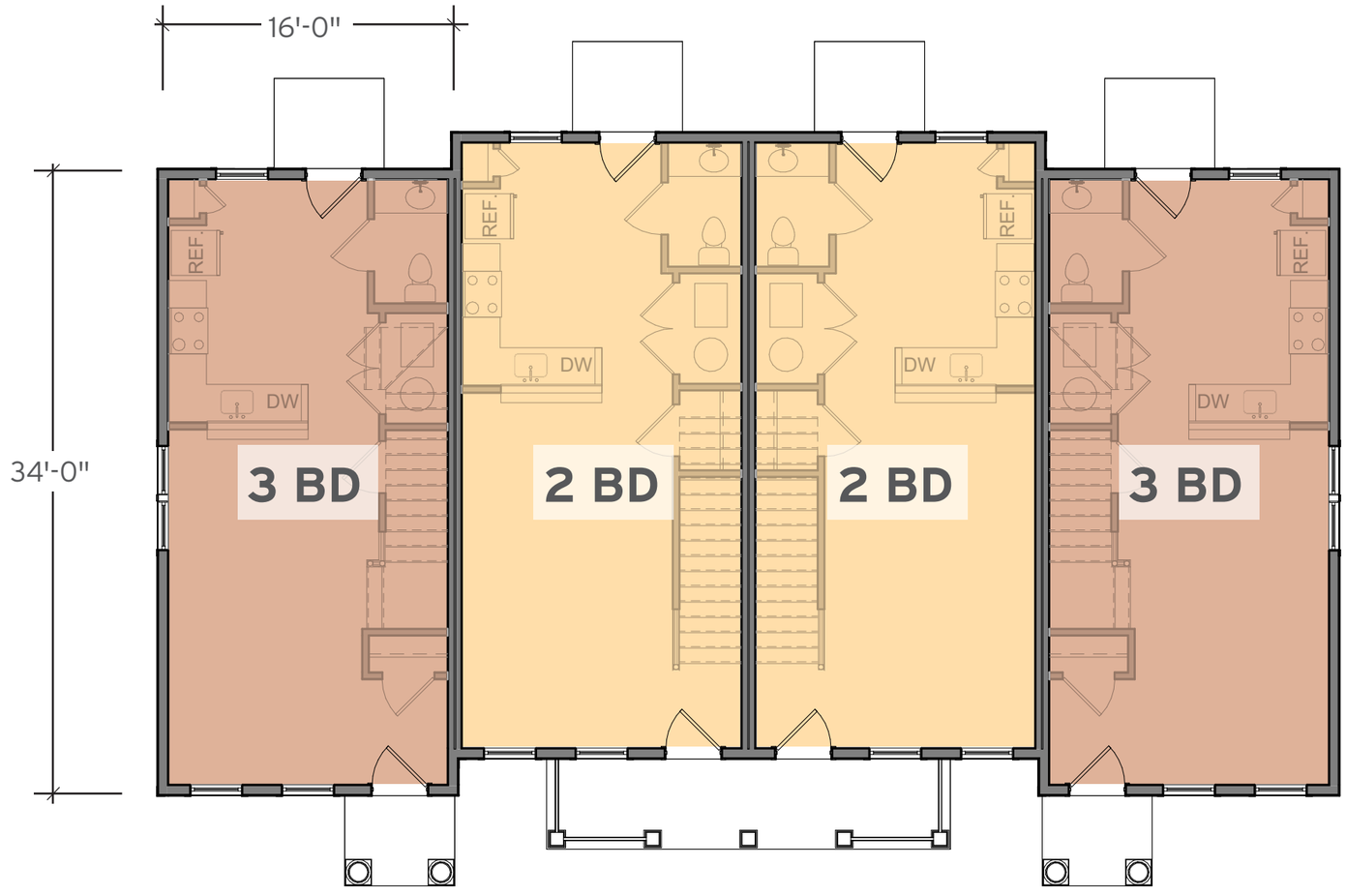
SCALE: 1/8" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Townhouse Elevation

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

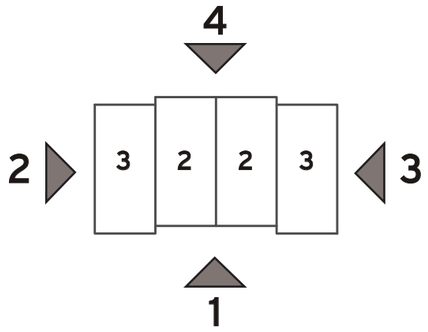
Type B2



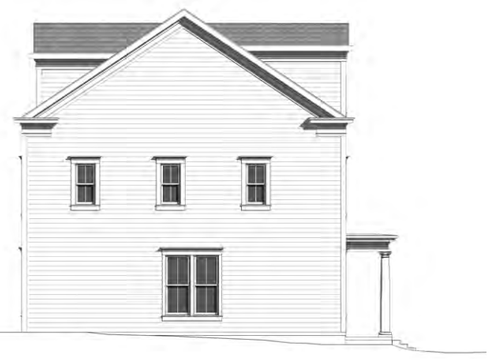
0 4 8 FT

SCALE: 1/8" = 1'-0"

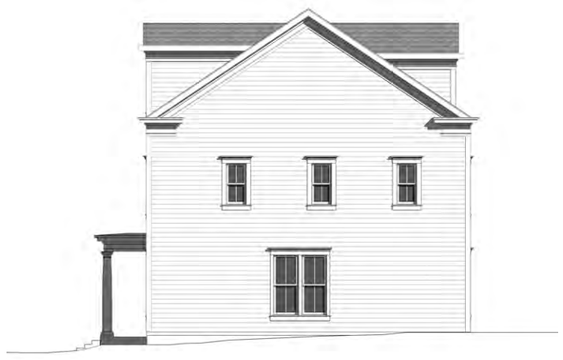
Type B2



1. FRONT ELEVATION



2. SIDE ELEVATION



3. SIDE ELEVATION

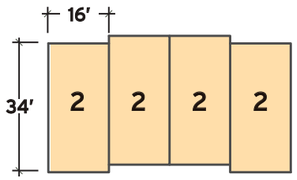
2. REAR ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type E1



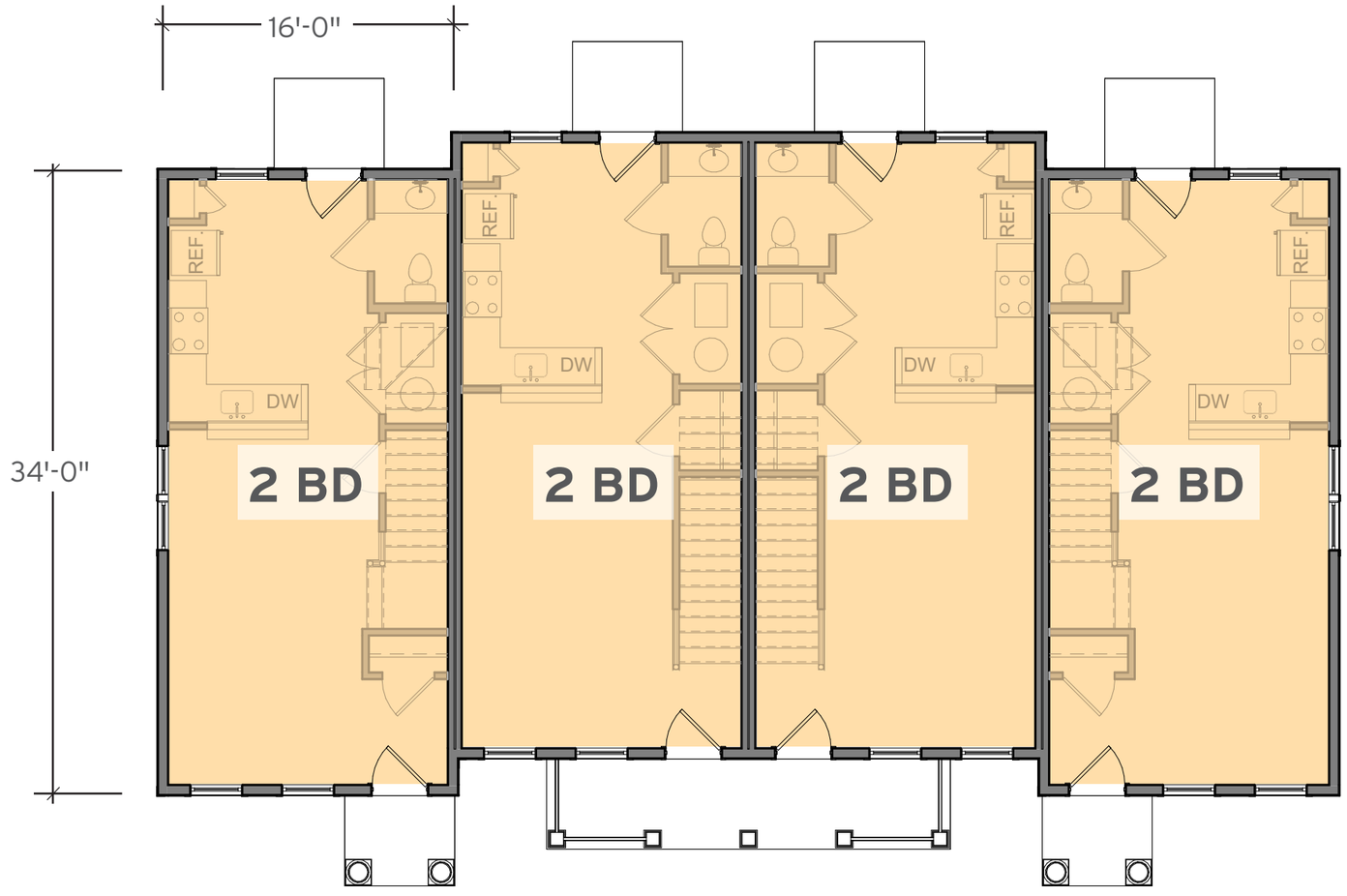
0 4 8 FT

SCALE: 1/8" = 1'-0"

Townhouse Elevation

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

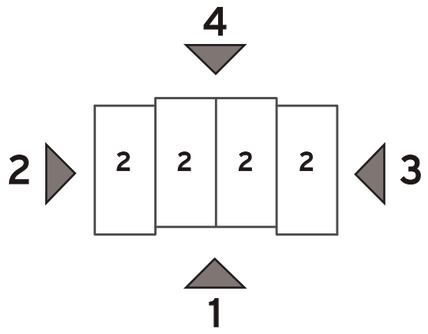
Type E1



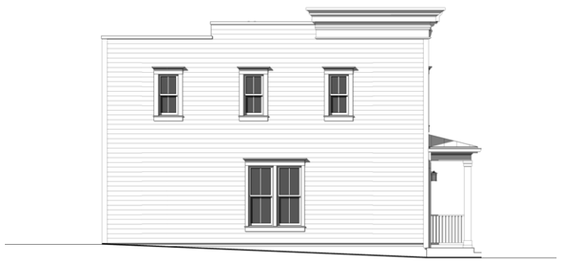
0 4 8 FT

SCALE: 1/8" = 1'-0"

Type E1



1. FRONT ELEVATION



2. SIDE ELEVATION

3. SIDE ELEVATION

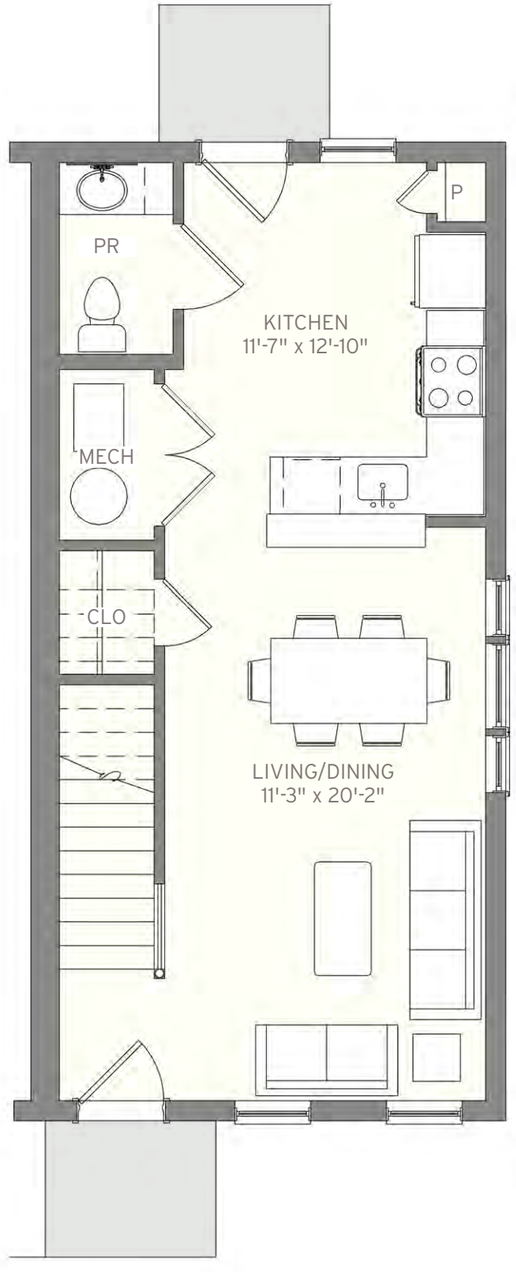
2. REAR ELEVATION

0 8 16 FT

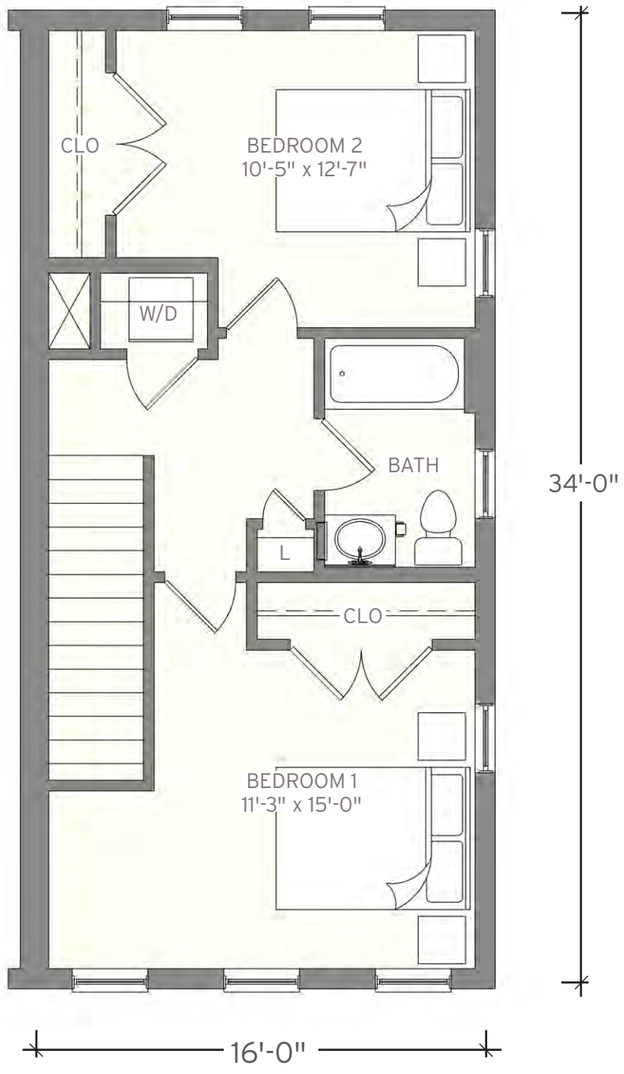
SCALE: 1/16" = 1'-0"

2 Bedroom Townhome

Gross: 1,088 SF
Net: 950 SF



FIRST FLOOR

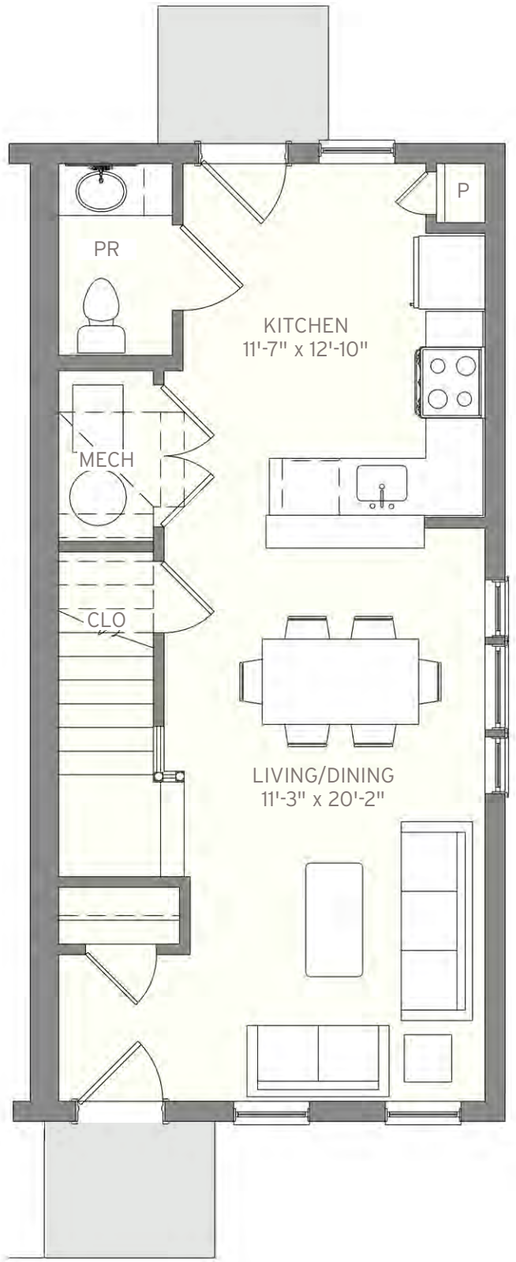


SECOND FLOOR

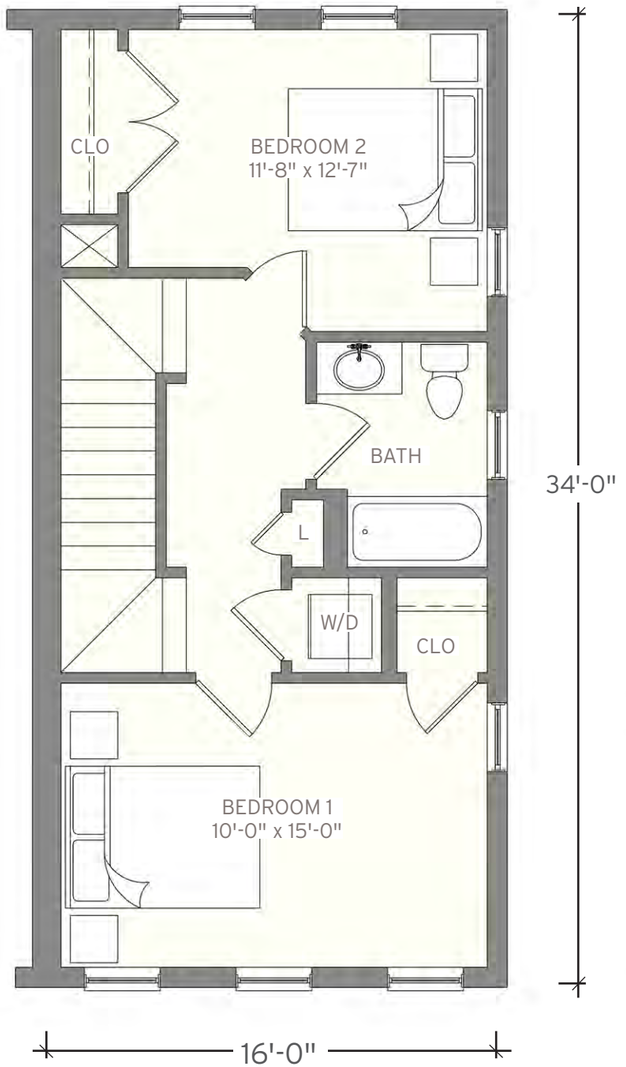
SCALE: 3/16" = 1'-0"

3 Bedroom Townhome

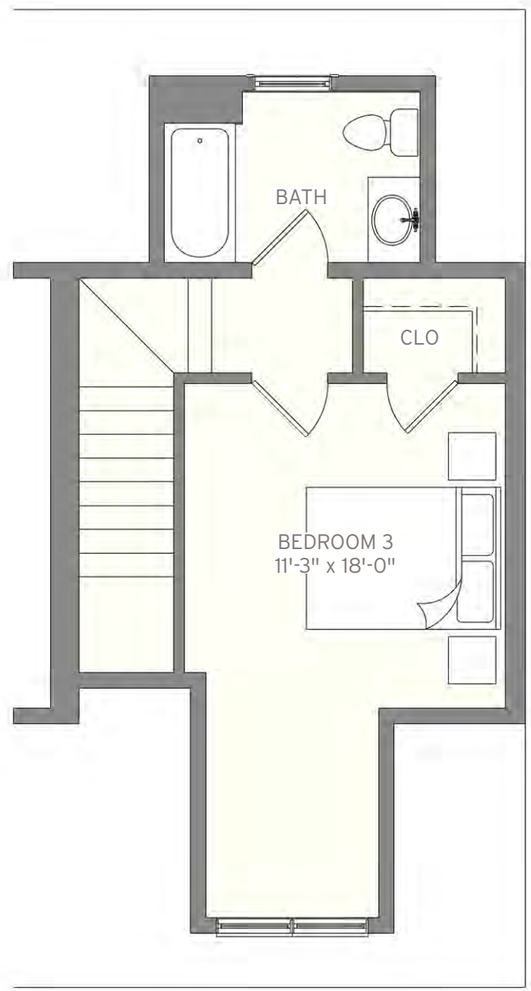
Gross: 1,460 SF
Net: 1,260 SF



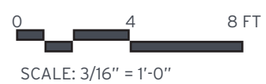
FIRST FLOOR



SECOND FLOOR

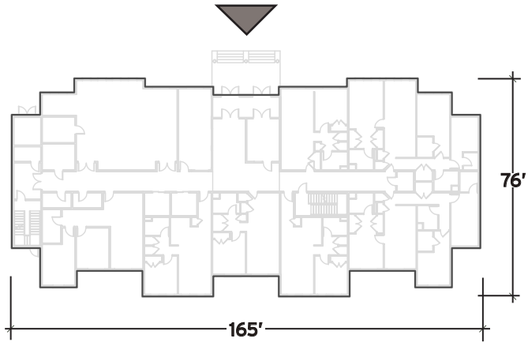


THIRD FLOOR

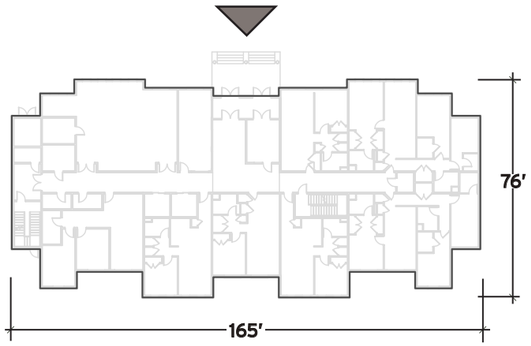


SCALE: 3/16" = 1'-0"

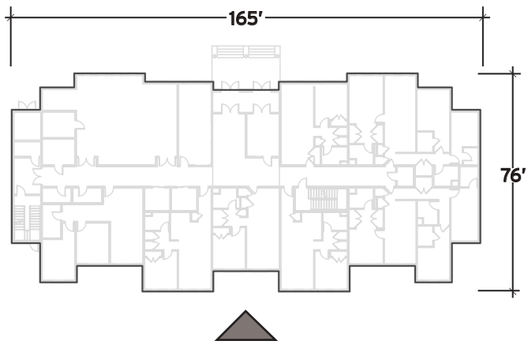
Type D2



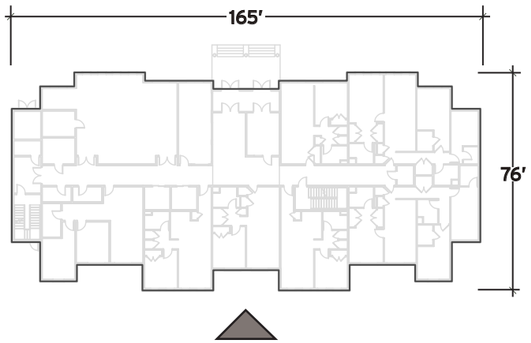
Type D2



Type D2



Type D2



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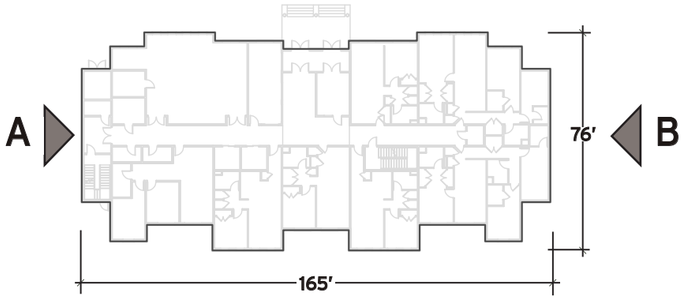


TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Apartment Building Elevation
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

View of Apartment Building

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

View of Apartment Building

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

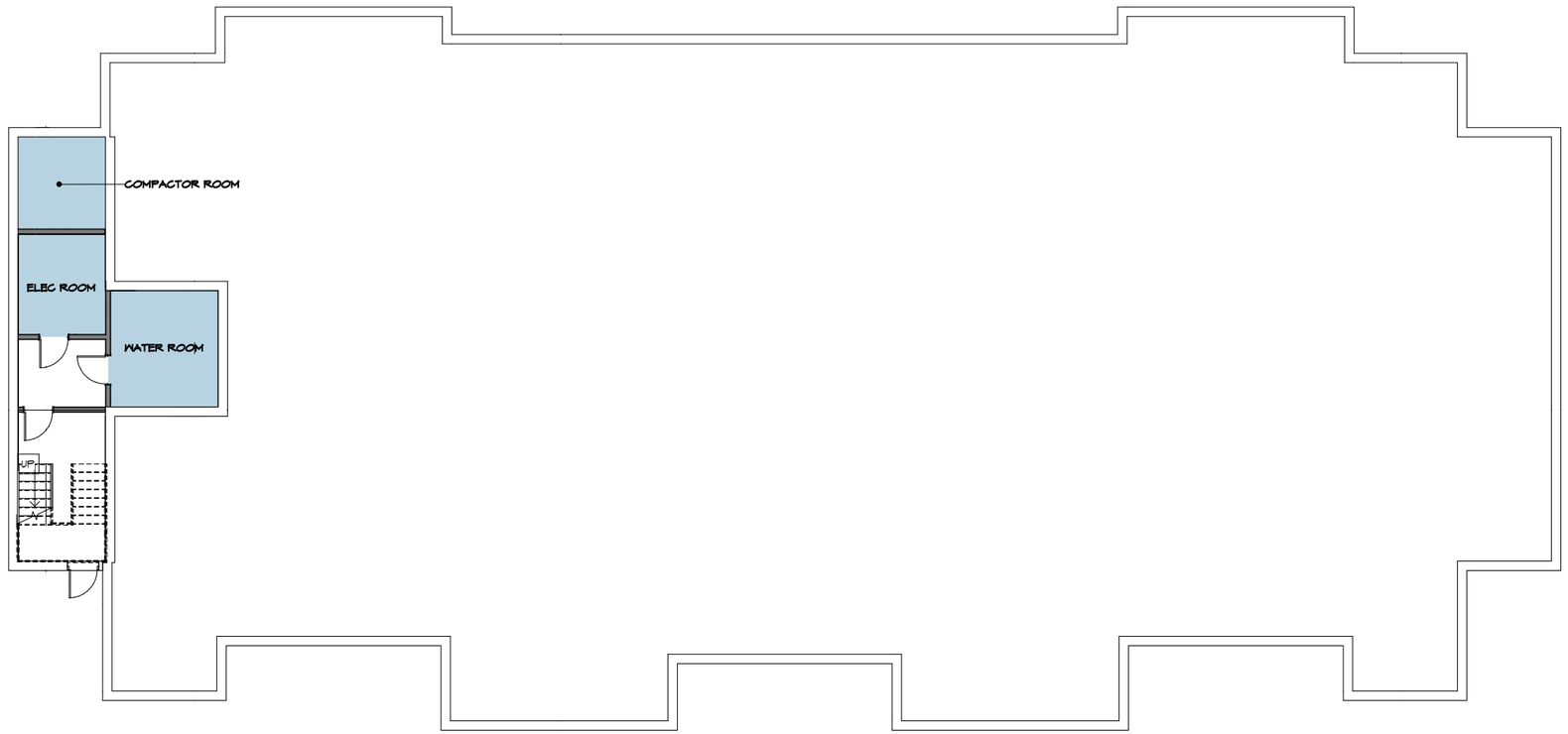
View of Apartment Building

CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

Type D2

CATEGORIES	
1 BEDROOM	3992 SQ. FT.
2 BEDROOM	2038 SQ. FT.
3 BEDROOM	2780 SQ. FT.
COMMUNITY SPACE	41 SQ. FT.
CORRIDOR/ STAIRS/ ELEVATOR	1215 SQ. FT.
RESIDENTIAL	141 SQ. FT.

UNIT TYPE	AREA RANGE
1 BEDROOM	663 - 668 SQ. FT.
2 BEDROOM	995 - 1045 SQ. FT.
3 BEDROOM	1258 - 1318 SQ. FT.



1 A2.00 FOUNDATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type D2

GROSS AREA = FIRST FLOOR + SECOND + THIRD
33485 SQ. FT.

CATEGORIES	
1 BEDROOM	3992 SQ. FT.
2 BEDROOM	2038 SQ. FT.
3 BEDROOM	2780 SQ. FT.
COMMUNITY SPACE	41 SQ. FT.
CORRIDOR/ STAIRS/ ELEVATOR	1215 SQ. FT.
RESIDENTIAL	141 SQ. FT.

UNIT TYPE	AREA RANGE
1 BEDROOM	663 - 668 SQ. FT.
2 BEDROOM	995 - 1045 SQ. FT.
3 BEDROOM	1258 - 1318 SQ. FT.

1 A2.01 FIRST FLOOR

0 8 16 FT

SCALE: 1/16" = 1'-0"

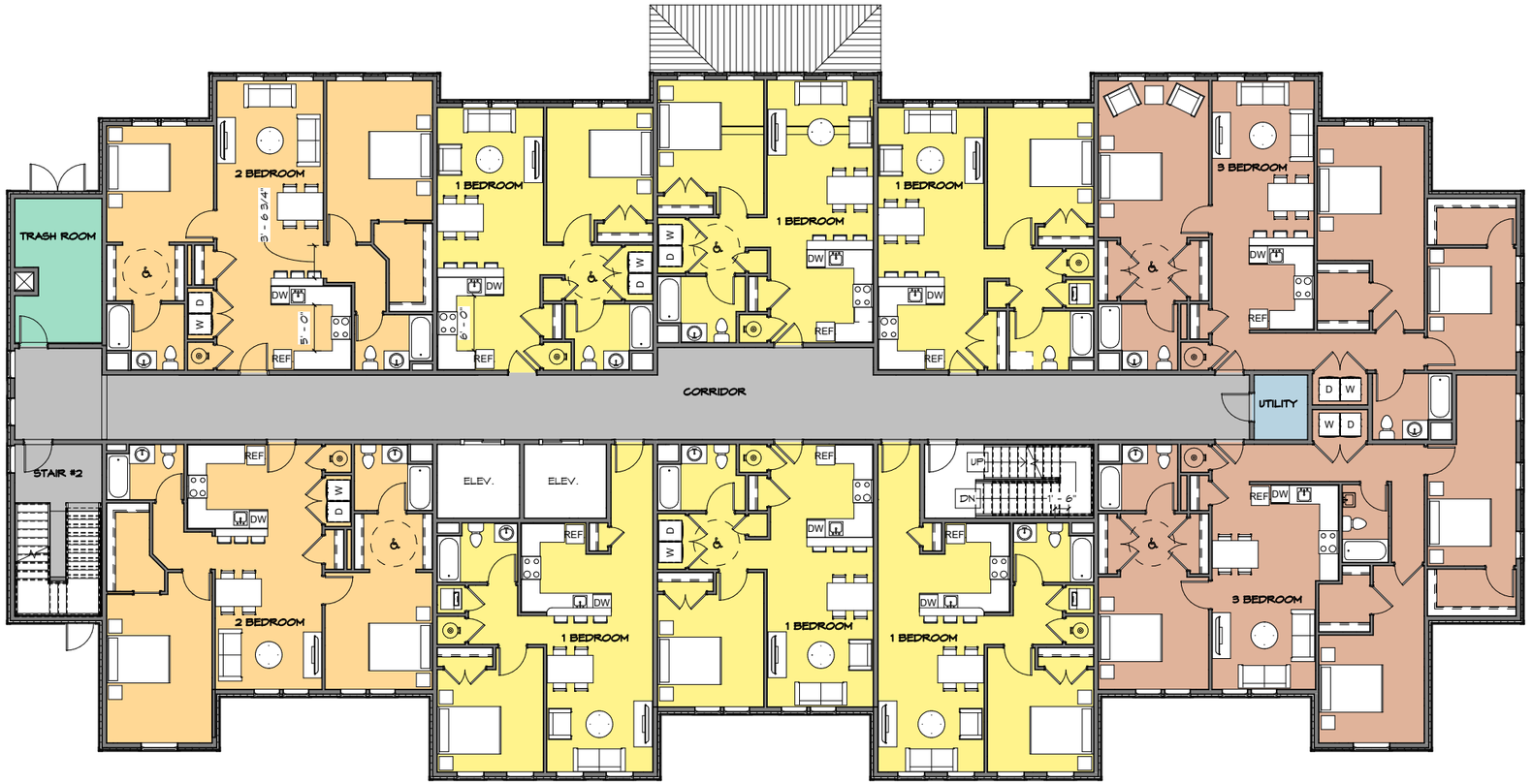
TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Apartment Building - First Floor Plan
CHARTER OAK COMMUNITIES - OAK PARK, STAMFORD, CT

Type D2

CATEGORIES	
1 BEDROOM	3992 SQ. FT.
2 BEDROOM	2038 SQ. FT.
3 BEDROOM	2780 SQ. FT.
COMMUNITY SPACE	41 SQ. FT.
CORRIDOR/ STAIRS/ ELEVATOR	1215 SQ. FT.
RESIDENTIAL	141 SQ. FT.

UNIT TYPE	AREA RANGE
1 BEDROOM	663 - 668 SQ. FT.
2 BEDROOM	995 - 1045 SQ. FT.
3 BEDROOM	1258 - 1318 SQ. FT.



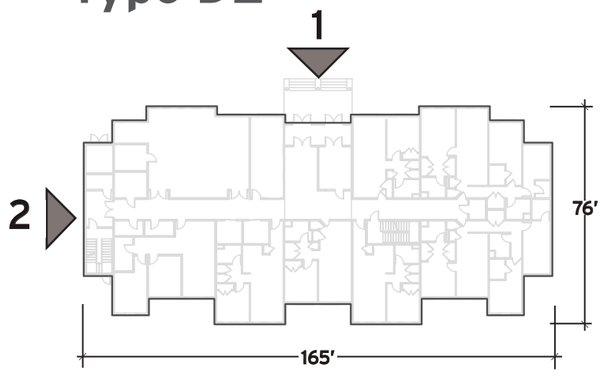
1 A2.02 SECOND AND THIRD FLOOR

0 8 16 FT

SCALE: 1/16" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type D2



1. NORTH ELEVATION

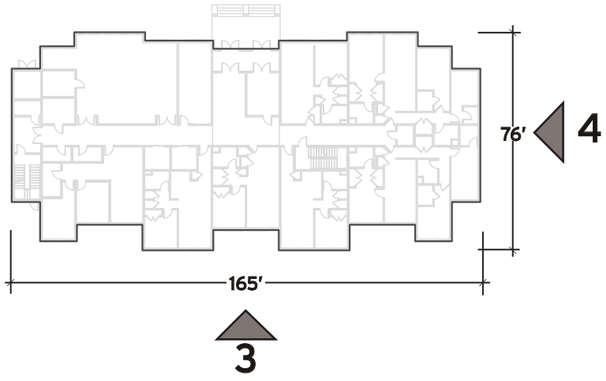
2. WEST ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"

TORTI GALLAS + PARTNERS
KEN BOROSON ARCHITECTS
REDNISS & MEAD CIVIL ENGINEERS
TPA LANDSCAPE ARCHITECTURE

Type D2

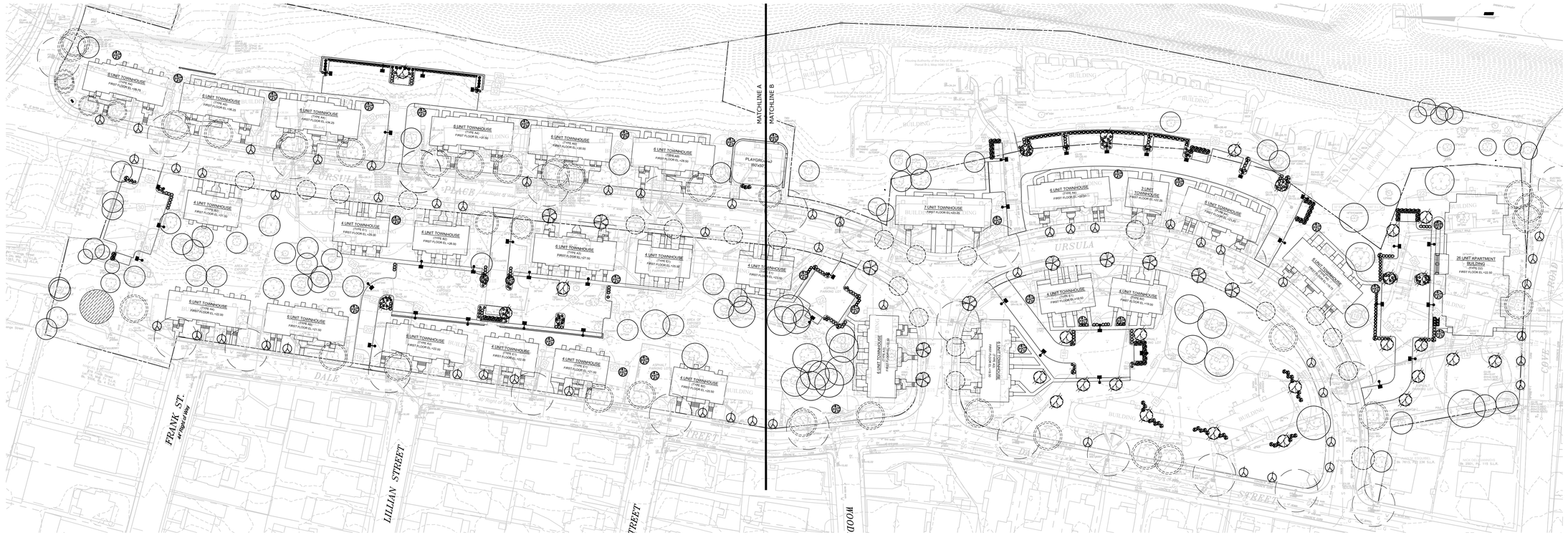


3. SOUTH ELEVATION

4. EAST ELEVATION

0 8 16 FT

SCALE: 1/16" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE IN FEET: 1"=60'
0 60 120

RECOMMENDED MASTER PLANT LIST - TREES, SHRUBS, GROUND COVER, PERENNIALS

Key	Name-Botanical/Common	Size at Maturity	Planted Size	Quantity	Comments	Landscape Characteristics
EVERGREEN TREES						
TON	Thuja occidentalis 'Nigra' Dark Eastern Arborvitae	20-30'' ht 10' spd	6'-8' ht B&B or cont.	50	B&B	Native evergreen with a tall, narrow pyramidal shape. Dense foliage which turns dark green through winter.
DECIDUOUS TREES						
AR	Acer rubrum 'Red Sunset' Red Sunset Red Maple	50' ht.x 40' spd.	2-2.5" cal.	7	B&B	Upright oval crown. Dark green glossy foliage turns brilliant orange-red in Fall.
CO	Celtis occidentalis Common Hackberry	40-60' ht. 30-40' spd.	2-2.5" cal.	4	B&B	Native shade tree with an irregular, spreading canopy. Stippled, corky bark develops with age. Purple-blue berries attract birds. Excellent tolerance to drought, salt, and urban soils.
PA	Platanus x acerifolia 'Morton Circle' Exclamation! Planetree	60' ht. X 45' spd.	2" - 2-1/2" cal.	13	B&B	Upright, fast-growing tree with wide-spreading branches and large green leaves. Excellent urban tolerance and good disease resistence. Exfoliating bark. Yellowish Fall foliage.
QR	Quercus rubra Red Oak	60-75' ht. 40-50' spd.	2" - 2-1/2" cal.	8	B&B	Native shade tree with a broad, spreading canopy. Dark green summer foliage changes to russet-red and bright red in autumn. Tolerant of sandy, dry soils and some soil compaction.
UA	Ulmus americana 'Princeton' Princeton American Elm	70' ht x 40' spd.	2" - 2-1/2" cal.	7	B&B	Specimen, graceful arching from, lustrous dark green foliage in Summer, yellow in Fall.
ORNAMENTAL TREES						
AG	Amelanchier x grandiflora 'Autumn Brillance' Autumn Brillance Serviceberry	20-25' ht./15-20' spd.	8'-10' ht./ multi-stem	4	B&B	Native, upright, fast growing with horizontal branching. Non-suckering. White flowers in early spring before leaf. Orange/red fall foliage. Edible red-black fruit in early summer.
AC	Amelanchier canadensis Serviceberry	20-30' ht. 15-20' spd.	8'-10' ht./ multi-stem	5	B&B	Native. Clusters of white flowers in May. Edible fruit in June. Multi-stem form.
CC	Cercis canadensis 'Appalachian Red' Appalachian Red Eastern Redbud	20-30' ht. 25-35' spd.	1 1/2"-2" cal.	15	B&B	Native flowering tree, fuchsia-red flowers before lustruous green leaves in April. More salt and drought tolerant than the species.
CCF	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	20-30' ht. 25-35' spd.	1 1/2"-2" cal.	13	B&B	Native flowering tree , red-purple buds, pink flowers before leaves in April. Burgundy foliage adds additional seasonal interest.
CF	Cornus florida 'Appalachian Spring' Appalachian Spring Flowering Dogwood	25' ht/spd	1 1/2"-2" cal.	8	B&B	Native, heavily flowering with large white flower bracts. More disease resistant than other cultivars. Four season character: flower, foliage, fruit and winter habit. Deer resistant.
CFC	Cornus florida 'Comco No. 1' Cherokee Brave Flowering Dogwood	25' ht/spd	1 1/2"-2" cal.	8	B&B	Native, heavily flowering with large pink flower bracts. More disease resistant than other cultivars. Four season character: flower, foliage, fruit and winter habit. Deer resistant.
CG	Crataegus crus-galli v. inermis 'Cruzam' Thornless Cockspur Hawthorn	20-25' ht & spd.	1 1/2"-2" cal.	22	B&B	Native understory tree. Thornless variety and smaller than species. Excellent salt and drought tolerance. White flowers in May. Reddish fruits mature in the Fall and persist into Winter.
PY	Prunus x yedoensis 'Yoshino' Yoshino Cherry	15-20' ht. 10-15' spd.	2 - 2-1/2" cal.	8	B&B	Upright, and rounded foliage is dense and full, medium green, yellow fall color 1"-1 1/2" single flowers in clusters, May. Slightly fragrant (Washington D.C. cherry)
PR	Prunus x 'Okame' Okame Cherry	15-20' ht. 10-15' spd.	1 1/2"-2" cal.	6	B&B	Deep maroon buds open to clear pink flowers with red stamens in late April to early May. Upright growing. Small green leaves become red and yellow in Fall. Polished wine red bark.

Key	Name-Botanical/Common	Size at Maturity	Planted Size	Light Preference	Comments	Landscape Characteristics
EVERGREEN SHRUBS						
TOT	Thuja occidentalis 'Tater Tot' Tater Tot Arborvitae	12-24'' ht.&spd.	8"-12" ht.	Full Sun Part Shade	B&B or cont.	Native, natural low maintenance globe habit.
IG	Ilex glabra 'Compacta' Compact Inkberry	4-5' ht.	24"-36" ht.	Full Sun Part Shade	B&B or cont.	Native, hardy, salt and dry soil tolerant, upright, much branched, erect-rounded form, foundations, hedges.
PJ	Pieris japonica 'Mountain Fire' Mountain Fire Andromeda	8-10' ht. 6-8' spd.	30"-36" ht.	Full Sun Part Shade	B&B or cont.	Hardy, compact evergreen shrub with dark green foliage, bright red new growth, showy white flowers in spring. Reliable.
RC	Rhododendron 'Cunningham's White' Cunningham White Rhododendron	3' ht/spd	18"-24" ht.	Full Sun/Shade	B&B	Blush-pink buds open to white blooms with a greenish yellow throat. Excellent foliage. Low and compact. Late-mid blooming season.
RL	Rhododendron 'Lavender Princess' Lavender Princess Rhododendron	4' ht/spd	30"-36" ht.	Full Sun/Shade	B&B	Lavender flowers. Excellent foliage. Mid-late blooming season.
RE	Rhododendron 'Edith Bosely' Edith Bosely Rhododendron	5' ht./spd.	30"-36" ht.	Full Sun/Shade	B&B	Dark purple flowers, combined with dark foliage and good habit. Mid blooming season.
RS	Rhododendron 'Scintillation' Roseum Elegans Rhododendron	6' ht/spd	30"-36" ht.	Full Sun/Shade	B&B	Clear pink flowers, combined with dark foliage and good habit. Mid blooming season.
TH	Taxus x media 'Hillii' Hill's Upright Yew	8-15' ht. 3-4' spd.	30"-36" ht.	Full Sun/Shade	B&B	Hybrid upright yew with a tall, narrow habit. Slow-growing evergreen foliage is tolerant of shearing to form hedges.
TM	Taxus x media 'Densiformis' Dense Spreading Yew	3-4' ht. 5-6' spd.	30"-36" ht.	Full Sun/Shade	B&B	Hybrid dwarf yew with a wide, low habit. Slow-growing evergreen foliage is tolerant of shearing to form hedges. 'Densiformis' is a female cultivar that can produce red fruit.

Key	Name-Botanical/Common	Size at Maturity	Planted Size	Light Preference	Comments	Landscape Characteristics
DECIDUOUS SHRUBS						
AM	Aronia melanocarpa 'Ground Hug' Ground Hug Chokeberry	12'' ht 3' spd.	3 gal.	Full Sun Part Shade	Cont.	Cultivar of native Black Chokeberry bred for a sprawling but tidy groundcover. White flowers in spring give way to lustrous, dark berries in summer. Scarlet red fall color.
CA	Clethra alnifolia Summersweet Clethra	4-8' ht. 6' spd.	3-4' ht.	Full Sun Part Shade	B&B	fragrant flowers July into August, 4-6 weeks. Fruit persists through winter. Tolerates moist shade areas.
CRS	Clethra alnifolia 'Ruby Spice' Ruby Spice Summersweet	5-6' ht./spd.	5 gal. 30-36" ht.	Full Sun/Shade	B&B or cont.	Selection of native woodland shrub. Compact form with lustrous deep, dark green foliage and profusion of long, fragrant pink flower spikes. Yellow fall foliage. Salt tolerant.
DL	Diervilla lonicera 'Copper' Northern Lowbush Honeysuckle	2-3' ht. & spd.	3 gal.	Full Sun Part Shade	Cont.	Compact cultivar of native deciduous shrub. Small, yellow flowers in late Spring and early Summer. Highly tolerant of drought and infertile soils. Suckers over time to form colonies.
FM	Fothergilla major 'Mt. Airy' Mt. Airy Fothergilla	3'-5' ht. & spd.	3 gal.	Full Sun Part Shade	Cont.	Tall, upright, airy, multi-stem shrub with bottlebrush shapped fragrant cream flowers. Excellent fall color. Good shade tolerance.
HF	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	2-4' ht 4' spd	3 gal.	Full Sun Part Shade	B&B or cont.	Native, bright yellow two-inch flowers in July. Handsome, blue-green foliage. Reddish brown exfoliating bark.
HQP	Hydrangea quercifolia 'Pee Wee' Oakleaf Hydrangea	3-4' ht & spd.	3 gal.	Full Sun Part Shade	B&B or cont.	Native, white flowers fading to pink, compact form. Borders or massing. Medium, coarse, deep green foliage, long lasting scarlet color in Fall. Tolerates shade.
HQS	Hydrangea quercifolia 'Snow Queen' Oakleaf Hydrangea	6' ht & spd.	3 gal.	Full Sun Part Shade	B&B or cont.	Native, white fragrant flowers aging to pink. Borders or massing. Large, coarse, deep green foliage, long lasting scarlet color in Fall. Tolerates shade.
IVR	*Ilex verticillata* 'Red Sprite' Winterberry	2-3' ht. & spd.	18-24" ht	Full Sun Part Shade	B&B or cont.	Native, adaptable to dry to wet & shade to sun conditions, tolerant of various soil conditions. Showy 1/4" red fruit in August-September into January depending on bird populations. Female
IVJ	*Ilex verticillata* 'Jim Dandy' Winterberry	3-4' ht. & spd.	18-24" ht	Full Sun Part Shade	B&B or cont.	Native, adaptable to wet conditions (swampy), tolerant of various soil conditions. Male pollinator.
IVW	*Ilex verticillata* 'Winter Red' Winterberry	6-8' ht. & spd.	2-3' ht	Full Sun Part Shade	B&B or cont.	Native, adaptable to dry to wet & shade to sun conditions, tolerant of various soil conditions. Showy 1/4" red fruit in August-September into January depending on bird populations. Female
IVS	*Ilex verticillata* 'Southern Gentleman' Winterberry	6-8' ht. & spd.	2-3' ht	Full Sun Part Shade	B&B or cont.	Native, adaptable to dry to wet & shade to sun conditions, tolerant of various soil conditions.Male pollinator.
IT	*Itea virginica* 'Little Henry' Virginia Sweetspire	2-4' ht. & spd.	12"-18" ht	Full Sun Part Shade	B&B or cont.	Native, compact form with 4" racemes and excellent red-purple fall color.
PO	Physocarpus opulifolius 'Diablo' Purple Ninebark	6-8' ht./spd.	30"-36" ht.	Full Sun Part Shade	B&B or cont.	Native hybrid. Drought tolerant plant with dark maroon-bronze foliage with contrasting white spring flowers. Proven Winners shrub.
RA	Rhus aromatica 'Gro-low' Gro-Low Sumac	24" ht.& 6' spd.	12" ht	Full Sun Part Shade	Cont.	Native, compact form. Drought and salt tolerant plant with shiny green leaves and good fall color.
RO	Rosa 'Sunny Knockout' Knockout Rose	3' ht 4' spd	18-24"	Full Sun Part Shade	B&B or cont.	Single yellow blooms fade to creamy white. Blooms all summer. June-Sept., orange-red hips-winter interest. Immune to black spot and diseases. Carefree.
RB	Rosa 'Blushing Knockout' Knockout Rose	3' ht 4' spd	18-24"	Full Sun Part Shade	B&B or cont.	Single light pink flowers against deep green foliage. Blooms all summer. June-Sept., orange-red hips-winter interest. Immune to black spot and diseases. Carefree.
RK	Rosa 'Knockout' Knockout Rose	3' ht 4' spd	18-24"	Full Sun Part Shade	B&B or cont.	Single cherry red flowers against deep green foliage. Blooms all summer. June-Sept., orange-red hips-winter interest. Immune to black spot and diseases. Carefree.
VN	*Viburnum nudum 'Winterthur'* Winterthur Viburnum	6-8' ht. & spd.	4-5' ht.	Full Sun Part Shade	B&B or cont.	Native shrub. Lightly fragrant white flowers in May. Excellent Fall color and wildlife value. Good urban tolerance.
PERENNIALS, BULBS AND ORNAMENTAL GRASSES						
CV	Coreopsis verticillata 'Grandiflora' Tickseed	18-24" ht. & spd.	1 gal.	Full Sun Part Shade	Cont.	Cultivar of native perennial wildflower. Creamy, yellow flowers blooms July to September. Drought and deer resistant.
GR	Geranium 'Rozanne' Rozanne Geranium	18" ht. and 36" spd.	1 gal.	Full Sun Part Shade	Cont.	Violet blue flowers with deep green foliage. One of the longest blooming perennials.
NA	Narcissus 'Spring Loaded' Spring Loaded Daffodil Blend	18-24" ht.	Top Size	Full Sun Part Shade	Bulbs	Blend of early,mid, and late season daffodils in whites and yellows. Contains at least 20 named varieties. Offered by COLORBLENDS bulb company of Bridgeport, CT.
CA	Carex albicans White tinged sedge	12-24" ht. & spd.	1 gal.	Part Shade	Cont.	Dense, mounding tufts that spread slowly by rhizomes. Drought tolerant, versitile. Does well in dry shade.
PV	Panicum virgatum 'Northwind' Northwind Switchgrass	4-5' ht. 30" spd.	1 gal.	Full Sun	Cont.	Native, deer resistant. Best vertical form of switchgrass cultivars. Olive-green foliage develops into yellow-beige in late Summer. Birds favor the old foliage for nesting material.
RAIN GARDEN PLANTINGS						
PVR	Panicum virgatum Switchgrass	4'-5' ht.	2" plug	Full Sun Part Shade	Plug	Native, dry and wet tolerant, excellent wildlife value.
AI	Asclepias incarnata Swamp Milkweed	3'-5' ht.	2" plug	Full Sun	Plug	Native, moist-wet soil, monarch caterpillar food source, red/pink flowers.
EM	Eupatorium maculatum Joe Pye Weed	4'-6' ht.	2" plug	Full Sun Part Shade	Plug	Native, moist-wet soil, butterfly magnet, large pink flowers.
AN	Aster novae-angliae New England Aster	3'-6' ht.	2" plug	Full Sun Part Shade	Plug	Native, moist soil, late season necter source for butterflies, purple flowers.
LS	Lobelia siphilitica Great Blue Lobelia	1'-4' ht.	2" plug	Full Sun Part Shade	Plug	Native, moist soil, attracts hummingbirds, late season blue flowers.

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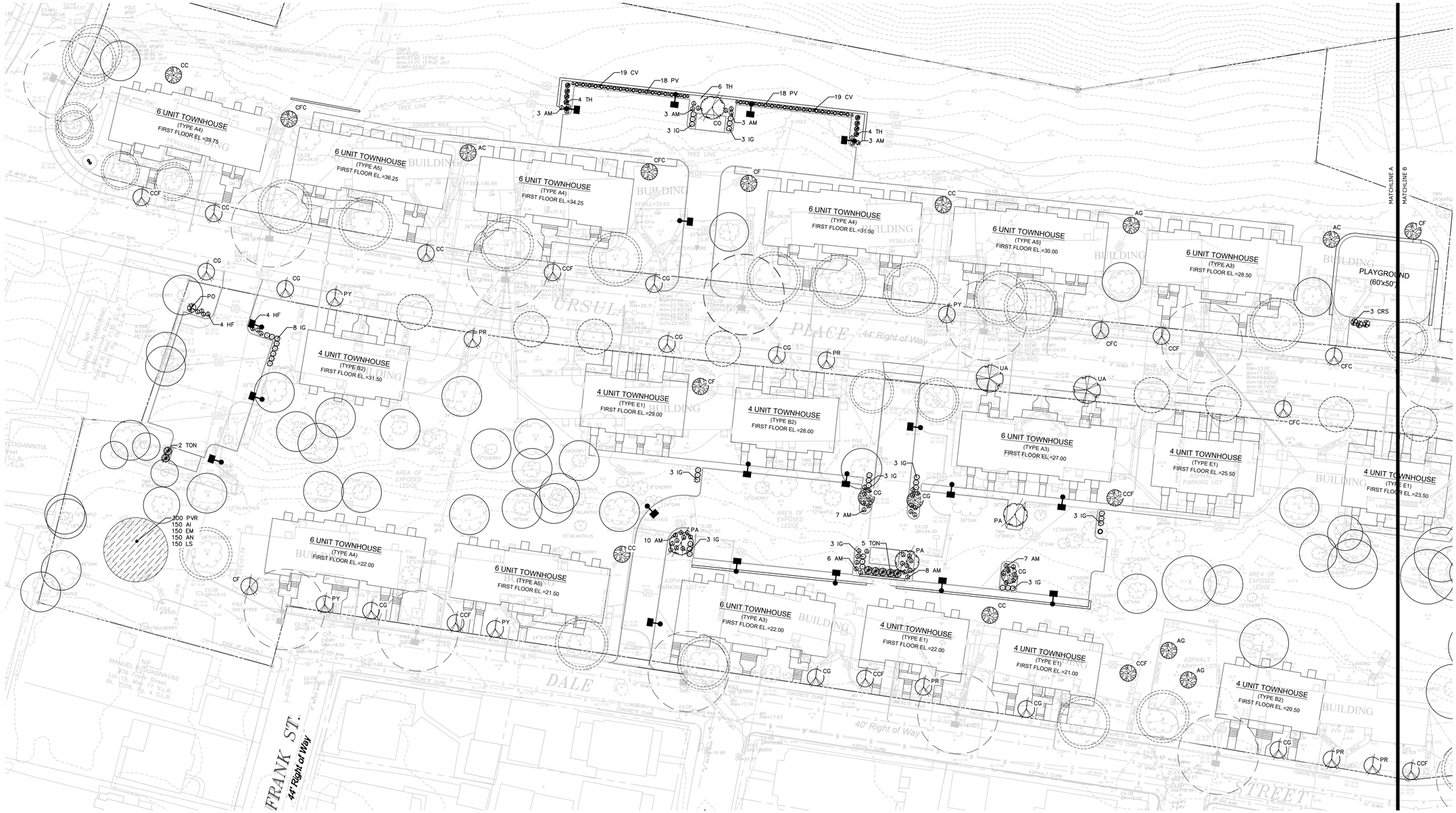
REVISION: NO.	DATE:	REMARKS

DESIGNER: LMW
DRAFTER: LMW
CHECKER: DSG
SCALE: 1"=60'
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

OAK PARK REDEVELOPMENT
STAMFORD, CONNECTICUT
OVERALL LANDSCAPE PLAN

DRAWING NUMBER
L-1



LANDSCAPE PLAN

LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	21*	EXISTING STREET TREE TO REMAIN AND BE PROTECTED
	36*	EXISTING TREE WITHIN 10' OF ROW
	11*	PROPOSED MEDIUM/LARGE STREET TREE (INCLUDING WITHIN 10' OF ROW)
	55*	PROPOSED SMALL STREET TREE (INCLUDING WITHIN 10' OF ROW)

*TOTAL STREET TREES INCLUDING EXISTING AND PROPOSED WITHIN 10' OF THE ROW = 123 (5,200 SF/123 = APPROX. 42' O.C.)

SYMBOL	QUANTITY	DESCRIPTION
	92	EXISTING SITE TREE TO REMAIN AND BE PROTECTED
	28	PROPOSED MEDIUM/LARGE SITE TREE
	34	PROPOSED SMALL SITE TREE
		PROPOSED EVERGREEN TREE
		PROPOSED 12' HEIGHT LIGHT POLE
		EXISTING STREET LIGHT TO REMAIN PLUS 25' STREET TREE SPACING PER STAMFORD STREET TREE MANUAL

SCALE IN FEET: 1"=30'
0 30 60

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CHECKER: DSG
SCALE: 1"=30'
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

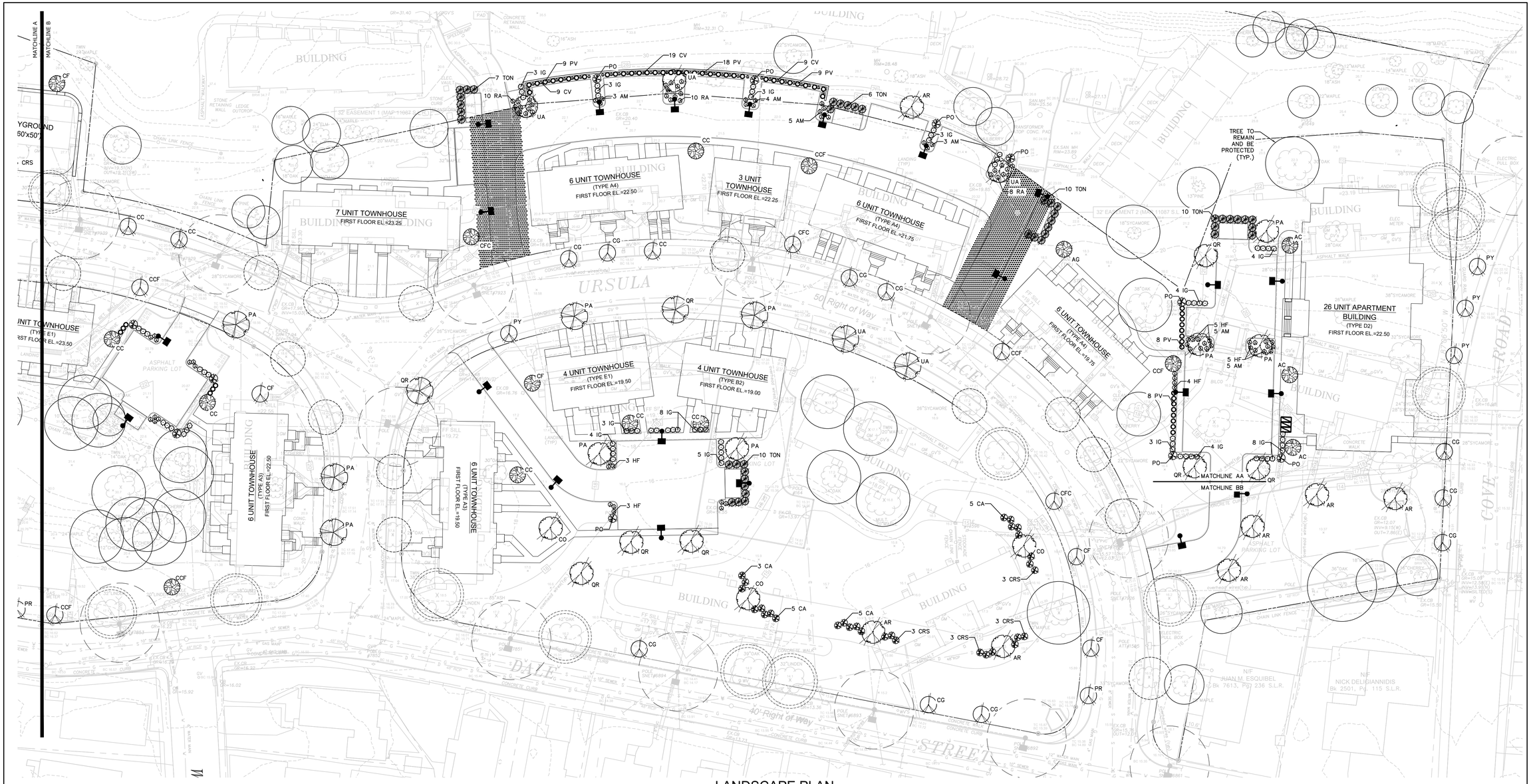
OAK PARK REDEVELOPMENT

STAMFORD, CONNECTICUT

SITE LANDSCAPE AND LIGHTING PLAN

DRAWING NUMBER

L-2



LANDSCAPE PLAN

LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	21*	EXISTING STREET TREE TO REMAIN AND BE PROTECTED
	36*	EXISTING TREE WITHIN 10' OF ROW
	11*	PROPOSED MEDIUM/LARGE STREET TREE (INCLUDING WITHIN 10' OF ROW)
	55*	PROPOSED SMALL STREET TREE (INCLUDING WITHIN 10' OF ROW)

*TOTAL STREET TREES INCLUDING EXISTING AND PROPOSED WITHIN 10' OF THE ROW = 123 (5,200 SF/123 = APPROX. 42' O.C.)

SYMBOL	QUANTITY	DESCRIPTION
	92	EXISTING SITE TREE TO REMAIN AND BE PROTECTED
	28	PROPOSED MEDIUM/LARGE SITE TREE
	34	PROPOSED SMALL SITE TREE
		PROPOSED EVERGREEN TREE
		PROPOSED 12' HEIGHT LIGHT POLE
		EXISTING STREET LIGHT TO REMAIN PLUS 25' STREET TREE SPACING PER STAMFORD STREET TREE MANUAL

SCALE IN FEET: 1"=30'
0 30 60

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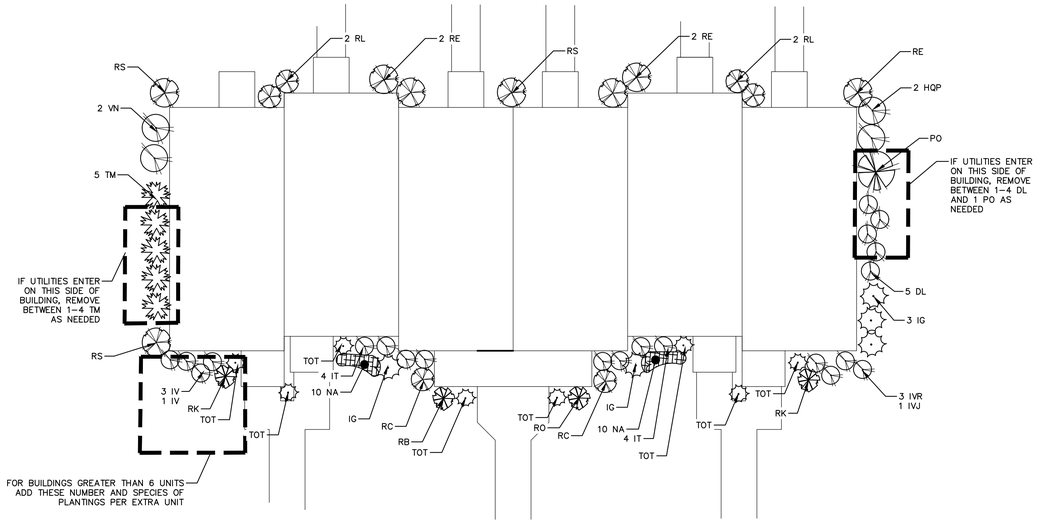
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

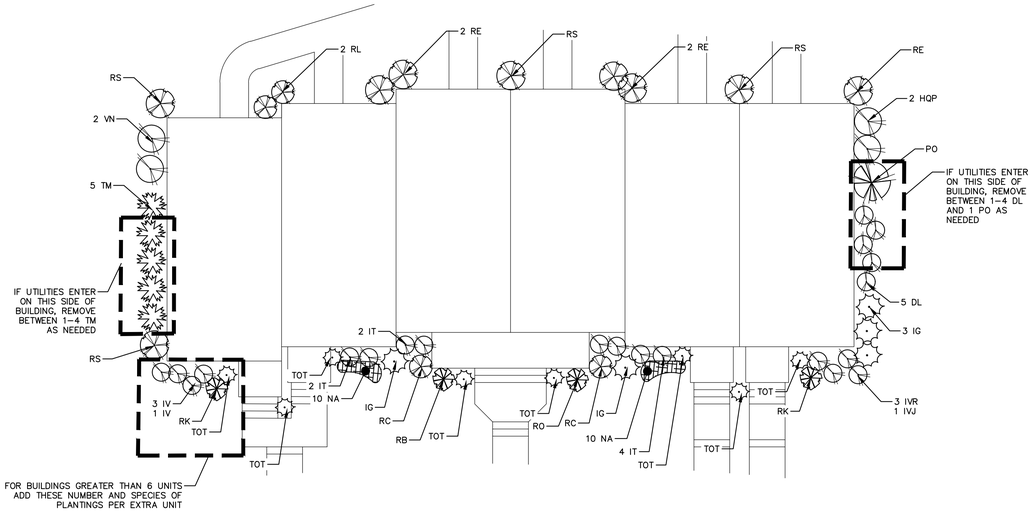
OAK PARK REDEVELOPMENT
STAMFORD, CONNECTICUT

SITE LANDSCAPE AND LIGHTING PLAN

DRAWING NUMBER
L-3



TYPICAL TYPE A3 BUILDING FOUNDATION PLANTING PLAN



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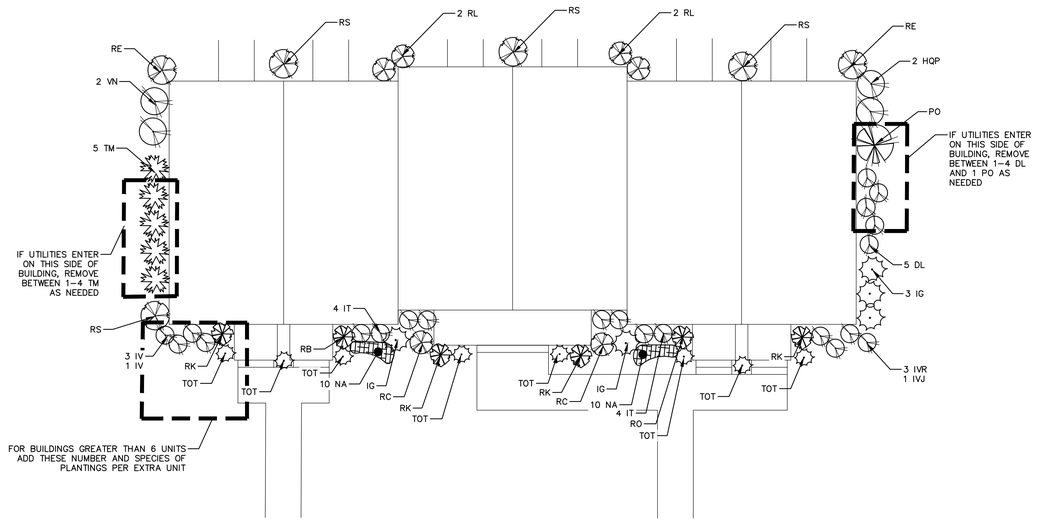

TYPICAL TYPE A5 BUILDING FOUNDATION PLANTING PLAN

SCALE IN FEET: 1"=10'

0 10 20

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DESIGNER: LMW
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CHECKER: DSG
SCALE: 1"=10'
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

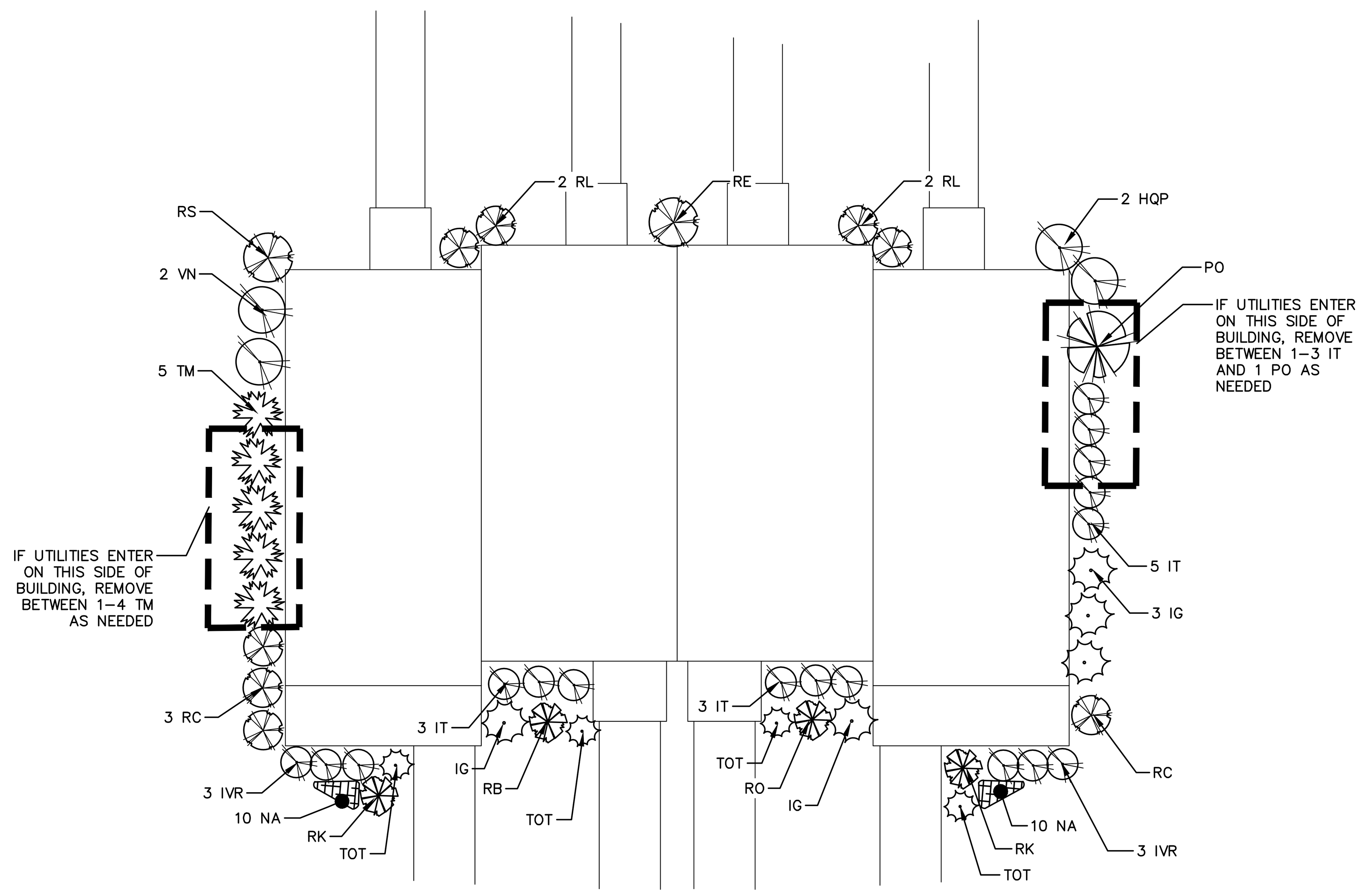
OAK PARK REDEVELOPMENT

STAMFORD, CONNECTICUT

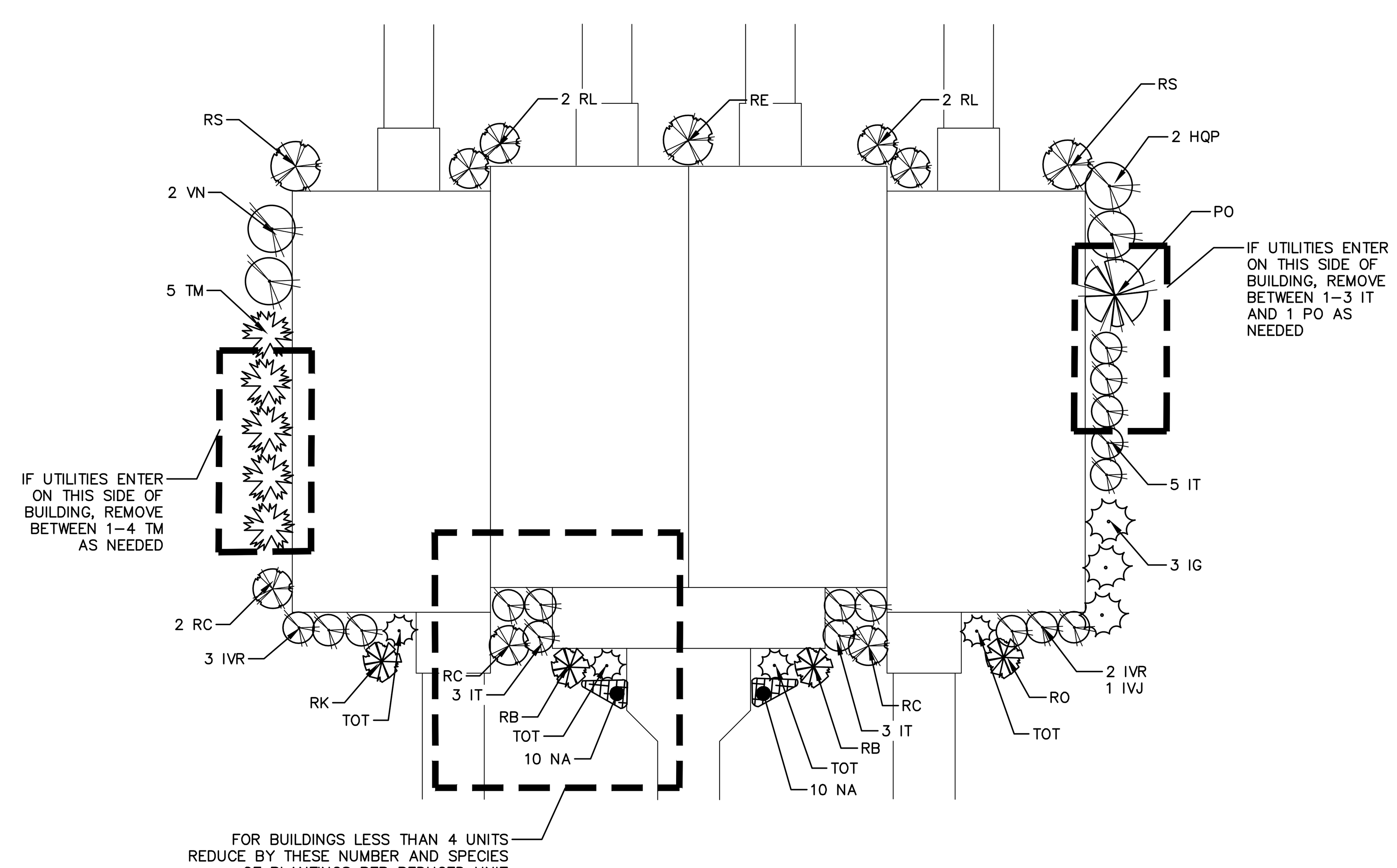
6-UNIT BUILDING FOUNDATION PLANS

DRAWING NUMBER

L-4



TYPICAL TYPE E1 BUILDING FOUNDATION PLANTING PLAN



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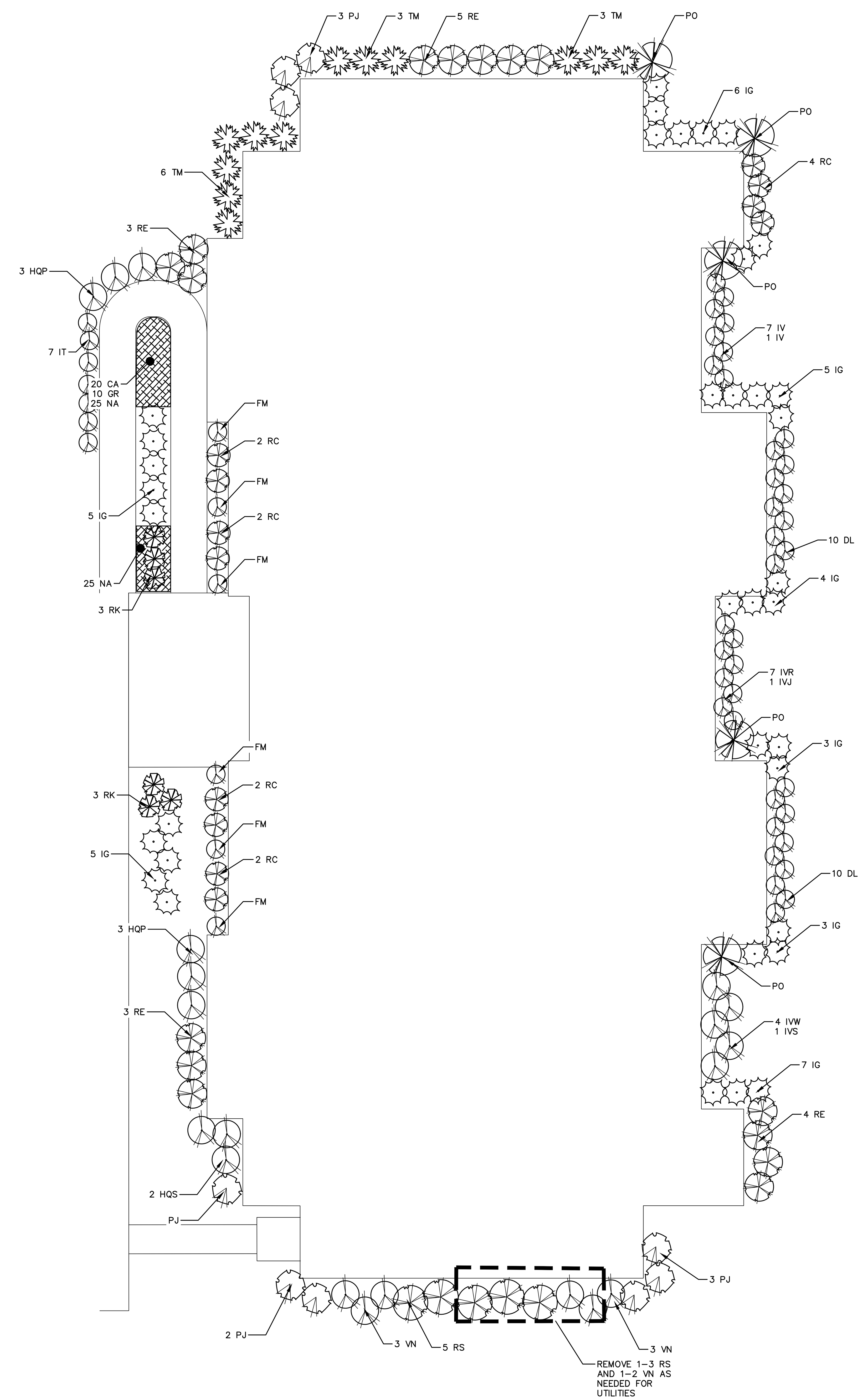

APARTMENT BUILDING FOUNDATION PLANTING PLAN

SCALE IN FEET: 1"=10'
0 10 20

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REVISION:		
NO.	DATE	REMARKS

DESIGNER:	LMW
DRAFTER:	LMW
CHECKER:	DSG
SCALE:	1"=10'
DATE:	6/1/2022
TPA PROJ. NO.:	22-003

OAK PARK REDEVELOPMENT
STAMFORD, CONNECTICUT

APARTMENT AND 4-UNIT BUILDING FOUNDATION PLANS

DRAWING NUMBER
L-5

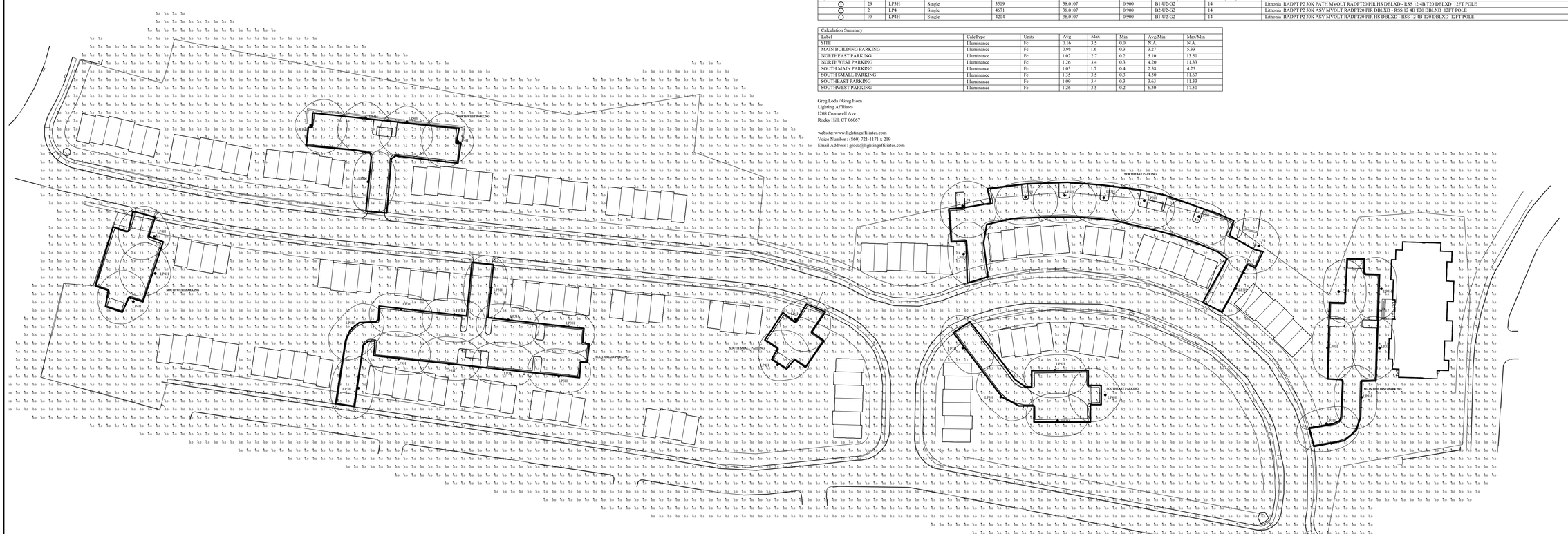
Filename: Oak Park Housing - Site Lighting - Stamford - REV 2.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
⊙	29	LP3H	Single	3509	38.0107	0.900	B1-U2-G2	14	Lithonia RADPT P2 30K PATH MVOLT RADPT20 PIR HS DBLXD - RSS 12 4B T20 DBLXD 12FT POLE
⊙	2	LP4	Single	4671	38.0107	0.900	B2-U2-G2	14	Lithonia RADPT P2 30K ASY MVOLT RADPT20 PIR DBLXD - RSS 12 4B T20 DBLXD 12FT POLE
⊙	10	LP4H	Single	4204	38.0107	0.900	B1-U2-G2	14	Lithonia RADPT P2 30K ASY MVOLT RADPT20 PIR HS DBLXD - RSS 12 4B T20 DBLXD 12FT POLE

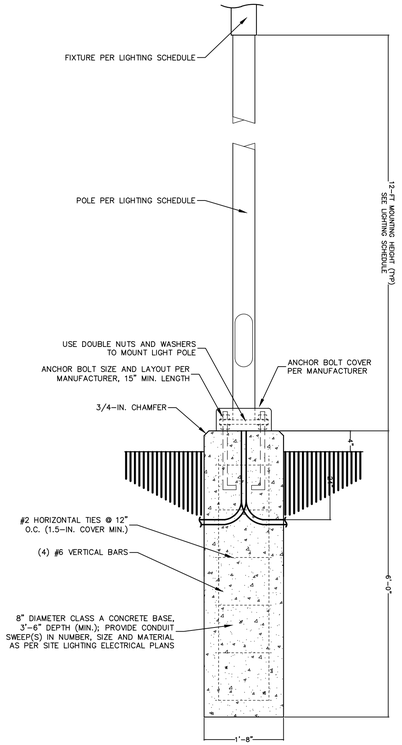
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.16	3.5	0.0	N.A.	N.A.
MAIN BUILDING PARKING	Illuminance	Fc	0.98	1.6	0.3	3.27	5.33
NORTHEAST PARKING	Illuminance	Fc	1.02	2.7	0.2	5.10	13.50
NORTHWEST PARKING	Illuminance	Fc	1.26	3.4	0.3	4.20	11.33
SOUTH MAIN PARKING	Illuminance	Fc	1.03	1.7	0.4	2.58	4.25
SOUTH SMALL PARKING	Illuminance	Fc	1.35	3.5	0.3	4.50	11.67
SOUTHEAST PARKING	Illuminance	Fc	1.09	3.4	0.3	3.63	11.33
SOUTHWEST PARKING	Illuminance	Fc	1.26	3.5	0.2	6.30	17.50

Greg Loda / Greg Horn
Lighting Affiliates
120B Cromwell Ave
Rocky Hill, CT 06067

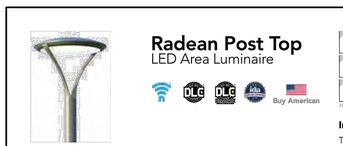
website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com



SITE LIGHTING PHOTOMETRIC PLAN



LIGHT POLE FOUNDATION



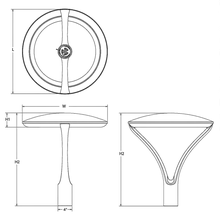
Radean Post Top
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.02 ft² (0.105 m²)
Length: 24" (61cm)
Width: 24" (61cm)
H1 Luminaire Height: 4" (10.16cm)
H2 Luminaire Height: 26" (66.04cm)
Weight: 38lbs (17.24Kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting (required)
RADPT LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway Type III	MVOLT[2] 277[2] 120[2] 347 208[2] 480 240[2]	PT4[1] Slips inside a 4" OD round metal pole RADPT20 Slips over a 2 3/8" diameter tenon RADPT25 Slips over a 2 7/8" diameter tenon

Control options	Other options	Finish (required)
Shipped installed NLTAIRJ nLight AIR 2.0 enabled[3] PIR Bi-level motion/sensor (100% to 30%) [4,5,6] PE Button photocell[7] FAO Field adjustable output[3,8]	**Shipped installed** SF Single Fuse[1] DF Double Fuse[1] RSG Rotated optics[9] HS Houseside shield[11]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING®

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" is available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel or heavy duty two-piece cast aluminum full base cover. All base covers are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL

Buy American

SCALE IN FEET: 1"=60'
0 60 120

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REVISION:		
NO.	DATE:	REMARKS

DESIGNER: LMW
DRAFTER: LMW
CHECKER: DSG
SCALE: 1"=60'
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

OAK PARK REDEVELOPMENT

STAMFORD, CONNECTICUT

SITE LIGHTING PHOTOMETRIC PLAN

DRAWING NUMBER

L-6

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455 AT LEAST THREE (3) FULL DAYS PRIOR TO PLANTING OPERATIONS. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. UNLESS OTHERWISE NOTED, PROTECT EXISTING TREES AND SITE FEATURES TO REMAIN.
3. LAY OUT TREES, SHRUBS, AND PERENNIALS AS DEPICTED ON THE PLAN. IF SITE CONDITIONS REQUIRE ADJUSTMENT OR CHANGES TO PROPOSED LOCATIONS, NOTIFY THE LANDSCAPE ARCHITECT AND DO NOT PROCEED WITH PLANTING UNTIL AN ALTERNATE LOCATION HAS BEEN APPROVED.
4. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IF ISSUES WITH DRAINAGE, ROCK MATERIAL, HARDPAN, OR UNSUITABLE SOILS ARE ENCOUNTERED. DO NOT PROCEED WITH PLANTING WHEN TEMPERATURE, WEATHER, OR OTHER ENVIRONMENTAL FACTORS ARE NOT CONDUCIVE TO THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS.
5. THE CONTRACTOR SHALL CONSULT THE LANDSCAPE ARCHITECT TO REVIEW AND APPROVE THE LAYOUT PRIOR TO PLANTING.
6. ALL NURSERY STOCK SHALL BE TRUE TO NAME, TYPE, AND SPECIFIED SIZE IN COMPLIANCE WITH ANSI Z60.1 STANDARDS. PROVIDE LANDSCAPE ARCHITECT WITH A COPY OF THE NURSERY PURCHASE ORDER PRIOR TO INSTALLATION.
7. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES. DO NOT SUBSTITUTE PLANTS WITHOUT CONFIRMING SUITABILITY WITH LANDSCAPE ARCHITECT.
8. WHERE DISCREPANCIES EXIST, PLANT QUANTITIES DEPICTED ON THE PLAN SHALL PREVAIL OVER THE QUANTITIES GIVEN IN THE PLANT LIST.
9. TOPSOIL FOR LAWN AND LANDSCAPE AREAS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND SPREADING ON-SITE. PROVIDE 6" (MIN.) DEPTH IN LAWN AREAS AND 12" (MIN.) DEPTH IN PERENNIAL, SHRUB, AND TREE PLANTING AREAS.
10. PLANTINGS SHALL BE PLANTED IN NATIVE SOILS. SUPPLEMENT AS NEEDED WITH TOPSOIL TO REPLACE UNSUITABLE MATERIALS REMOVED FROM PLANTING HOLES.
11. DURING PLANTING HOLE EXCAVATIONS, SCARIFY BOTTOM OF PIT TO 6" DEPTH (MIN.) AND REMOVE ALL DEBRIS, STEMS, BRANCHES, ROOTS, SOD PIECES, AND STONES GREATER THAN 1" IN DIAMETER FROM THE PLANTING BED. LEGALLY DISPOSE OF ALL ITEMS OFF-SITE.
12. PROVIDE LANDSCAPE ARCHITECT WITH PRODUCT SUBMITTALS FOR THE LAWN GRASS AND LOW-MOW SEED MIXES. DO NOT USE ALTERNATE PRODUCTS OR SUBSTITUTES WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT
13. SCARIFY SUBGRADES IN SEEDED AREA TO 6" DEPTH (MIN.) PRIOR TO SPREADING TOPSOIL AND FINE RAKING.
14. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION. REPAIR AND RESTORATION OF ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
15. IN AREAS OF NEW CONSTRUCTION, PROTECT EXTERIOR WORK COMPLETED BY OTHER TRADES. ANY DAMAGE TO, OR BEFOULING OF, SUCH COMPLETED WORK RESULTING FROM LANDSCAPE INSTALLATION OPERATIONS SHALL BE REPAIRED, REPLACED, OR CLEANED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
16. NEW PLANTINGS SHALL RECEIVE 3" LAYER OF SHREDDED BARK MULCH. PROVIDE LANDSCAPE ARCHITECT WITH PHYSICAL SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
17. AT THE REQUEST OF THE LANDSCAPE ARCHITECT, NONCOMPLIANT OR UNHEALTHY MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE SPECIFIED SIZE AT NO ADDITIONAL COST TO THE OWNER.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LAWN AND PLANTING AREAS FOR THE ENTIRE WARRANTY/MAINTENANCE PERIOD UNLESS CONTRACTED OTHERWISE. PROVIDE TEMPORARY IRRIGATION AND WATERING OF LAWNS AND LANDSCAPE BEDS UNTIL FINAL ACCEPTANCE OF THESE AREAS BY THE OWNER.

TREE PROTECTION NOTES

1. BEFORE BEGINNING ANY CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN AND AS DETAILED ON THE DRAWINGS OR AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR LICENSED ARBORIST. FOLLOWING THE INSTALLATION OF TREE PROTECTION FENCING AND FOR THE ENTIRE CONSTRUCTION PERIOD THE FOLLOWING SHALL APPLY:

- NO MATERIALS, VEHICLES OR EQUIPMENT MAY BE STORED OR STOCKPILED WITHIN THE AREAS ENCLOSED BY TREE PROTECTION FENCING.
- NO VEHICLES OR EQUIPMENT MAY BE DRIVEN, OPERATED OR PARKED WITHIN AREAS ENCLOSED BY TREE PROTECTION FENCING.
- AREAS ENCLOSED BY TREE PROTECTION FENCING CANNOT BE USED AS ROUTES FOR SITE TRAFFIC.
- FENCING SHALL BE SECURED AS NECESSARY AND MAINTAINED TAUT. FENCING SHALL BE REPAIRED OR REPLACED WHEN DAMAGED AT NO ADDITIONAL COST.
- IN SPECIAL CASES WHERE CONSTRUCTION OPERATIONS ABSOLUTELY REQUIRE TEMPORARY ENCROACHMENT INTO TREE PROTECTION AREAS, THE CONTRACTOR SHALL PRESENT A WORK PLAN FOR TEMPORARY ENCROACHMENT FOR THE LANDSCAPE ARCHITECT'S APPROVAL.
- ANY PRUNING OF TREES INDICATED TO REMAIN SHALL BE CONDUCTED BY A LICENSED ARBORIST.

2. ALL EXCAVATION OR TRENCHING WITHIN THE AREAS OF EXISTING TREE ROOTS SHALL BE CARRIED OUT BY HAND.

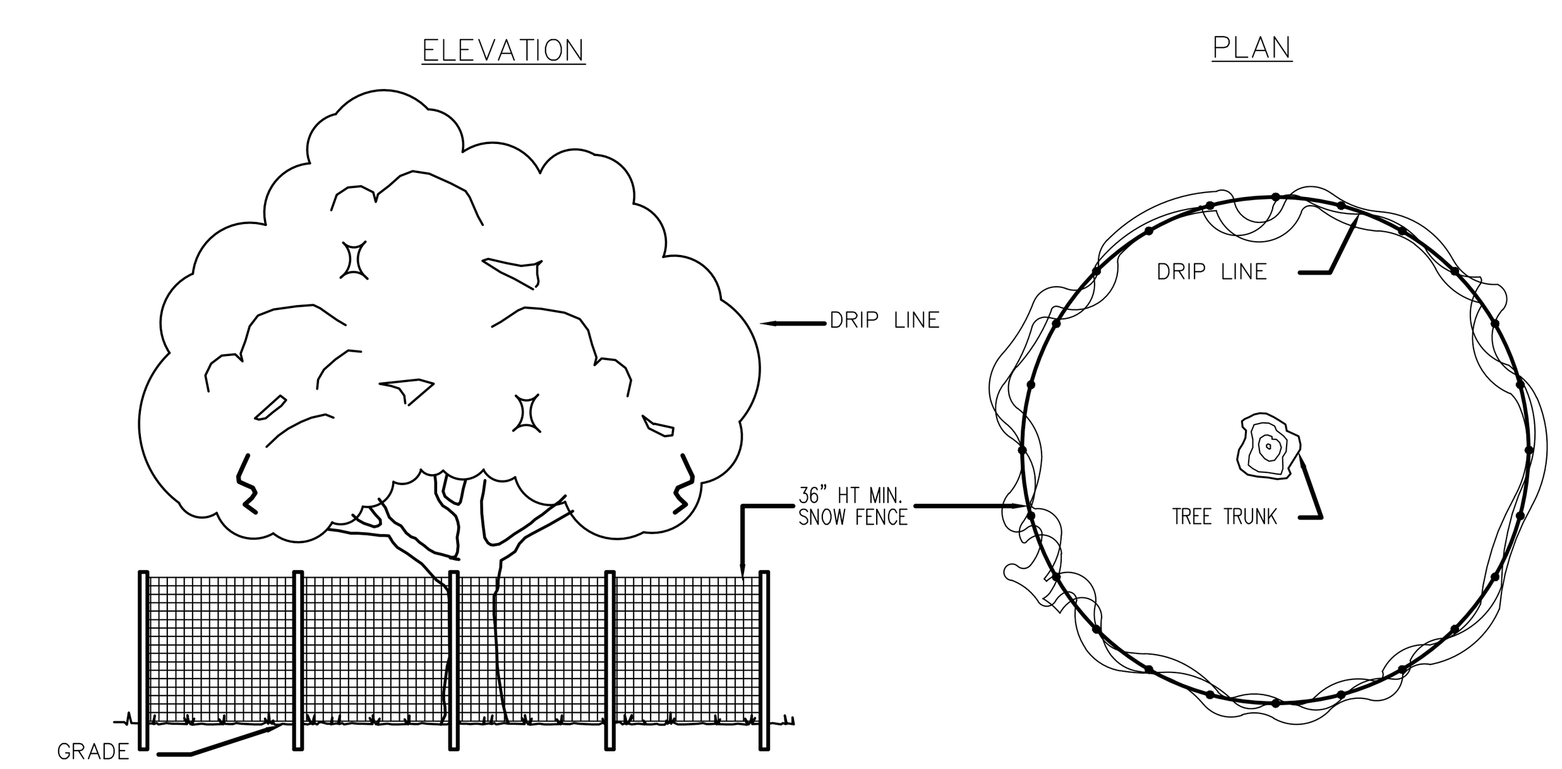
- A LICENSED ARBORIST SHALL BE ENGAGED TO SUPERVISE EXCAVATION WITHIN OR ADJACENT TO TREE PROTECTION AREAS. IF NECESSARY, SAID LICENSED ARBORIST SHALL CUT ROOTS IN TRENCH. NO RIPPING OF TREE ROOTS BY MACHINE SHALL BE PERMITTED.
- NO JAGGED EDGES OF ROOTS SHALL BE PERMITTED.
- SIDES OF EXCAVATIONS SHALL BE CLEAN AND STRAIGHT.
- IMMEDIATELY FOLLOWING TRENCHING OR EXCAVATION OPERATIONS, AREAS AT TREE ROOTS SHALL BE BACKFILLED USING ON-SITE TOPSOIL.
- ROOTS SHALL NOT BE LEFT EXPOSED OVERNIGHT.
- BACKFILL SHALL BE HAND COMPACTED IN PLACE TO FILL ALL VOIDS.

3. EXTREME CARE SHALL BE TAKEN TO AVOID ANY DAMAGE TO TRUNKS, BRANCHES AND ROOTS. ANY DAMAGE CAUSED TO TREE SHALL BE IMMEDIATELY REMEDIED BY THE CONTRACTOR.

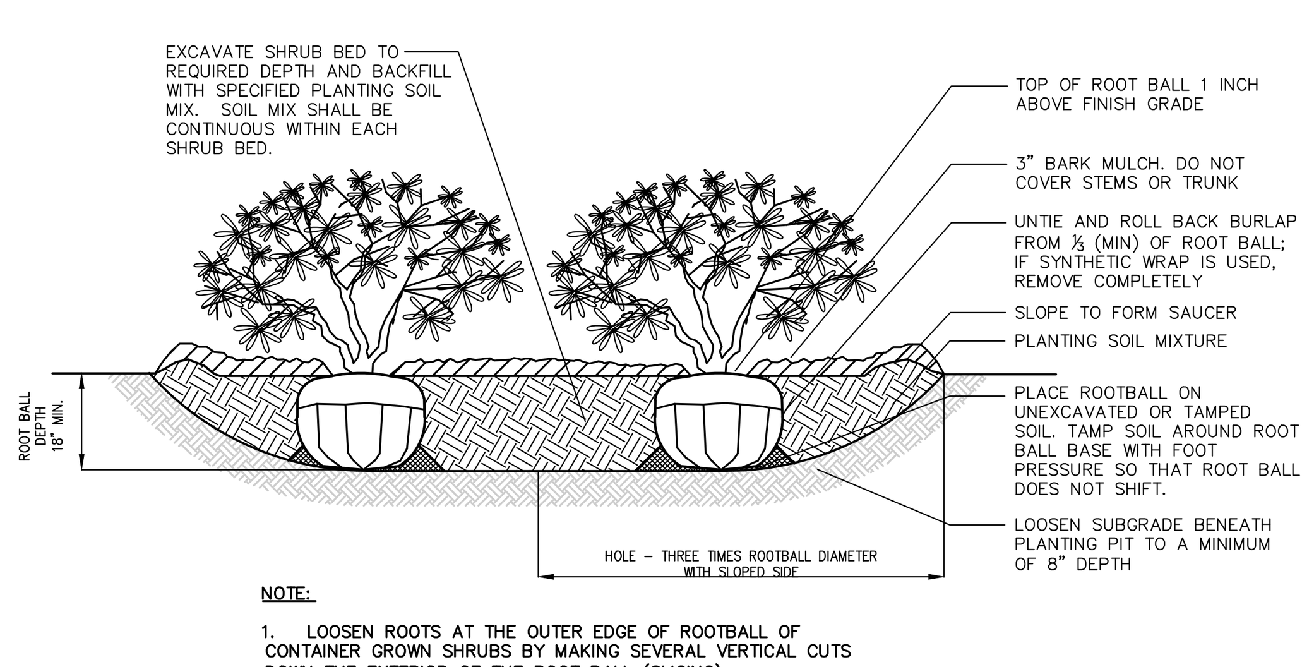
- REMEDIAL WORK MAY INCLUDE PRUNING, WOUND TREATMENT, CABLING OR ADDITIONAL MEASURES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ENGAGE A LICENSED ARBORIST TO PERFORM ALL WORK.

OVERALL TREE PRESERVATION AND REMOVAL CALCULATIONS*	
TOTAL EXISTING TREES (STREET TREES AND SITE TREES) = 221	
TREES TO BE REMOVED DUE TO CONSTRUCTION	36
TREES TO BE REMOVED DUE TO POOR HEALTH (SAFETY HAZARD)**	36
	TOTAL = 72 TREES TO BE REMOVED
EXISTING STREET TREES TO REMAIN	21
EXISTING TREES WITHIN 10' OF RIGHT OF WAY TO REMAIN	36
EXISTING SITE TREES TO REMAIN	92
	TOTAL = 149 TREES TO REMAIN
PROPOSED NEW STREET TREES	66
PROPOSED NEW SITE TREES	62
	TOTAL = 128 PROPOSED TREES
TOTAL REDEVELOPMENT TREES (149 TREES TO REMAIN PLUS 128 PROPOSED TREES) = 277	

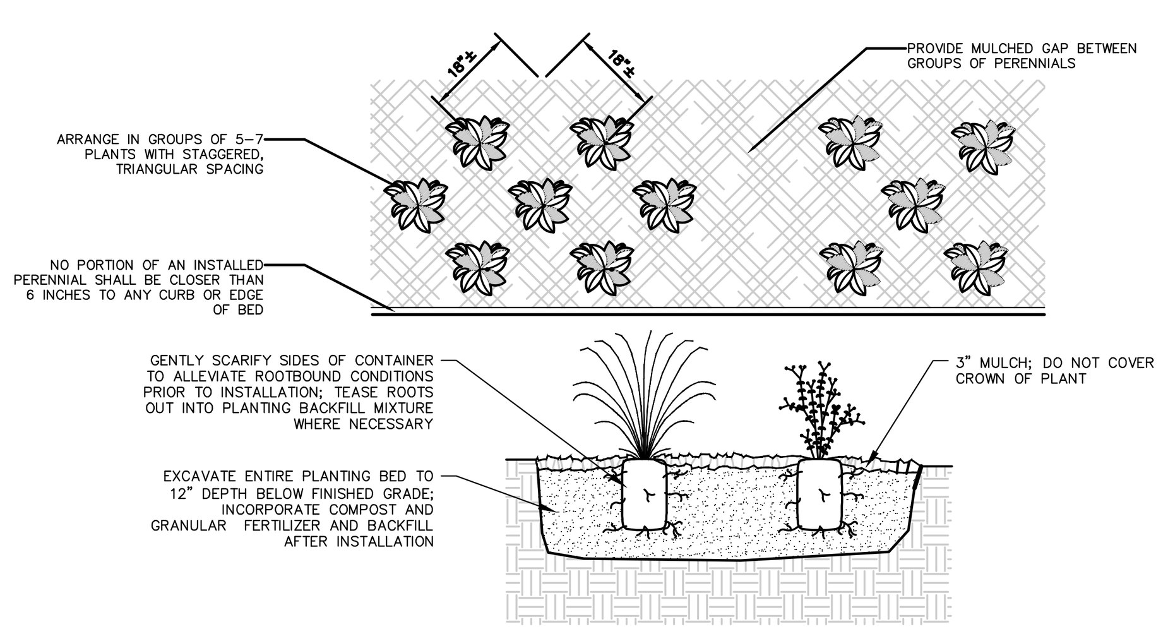
* FINAL TREE PREVERVATION/REMOVAL SUBJECT TO CHANGE DUE TO FIELD CONDITIONS DURING CONSTRUCTION.
** TREE EVALUATION PER TREE SURVEY COMPLETED 3/18/22 BY ALMSTEAD TREE, SHRUB AND LAWN CARE



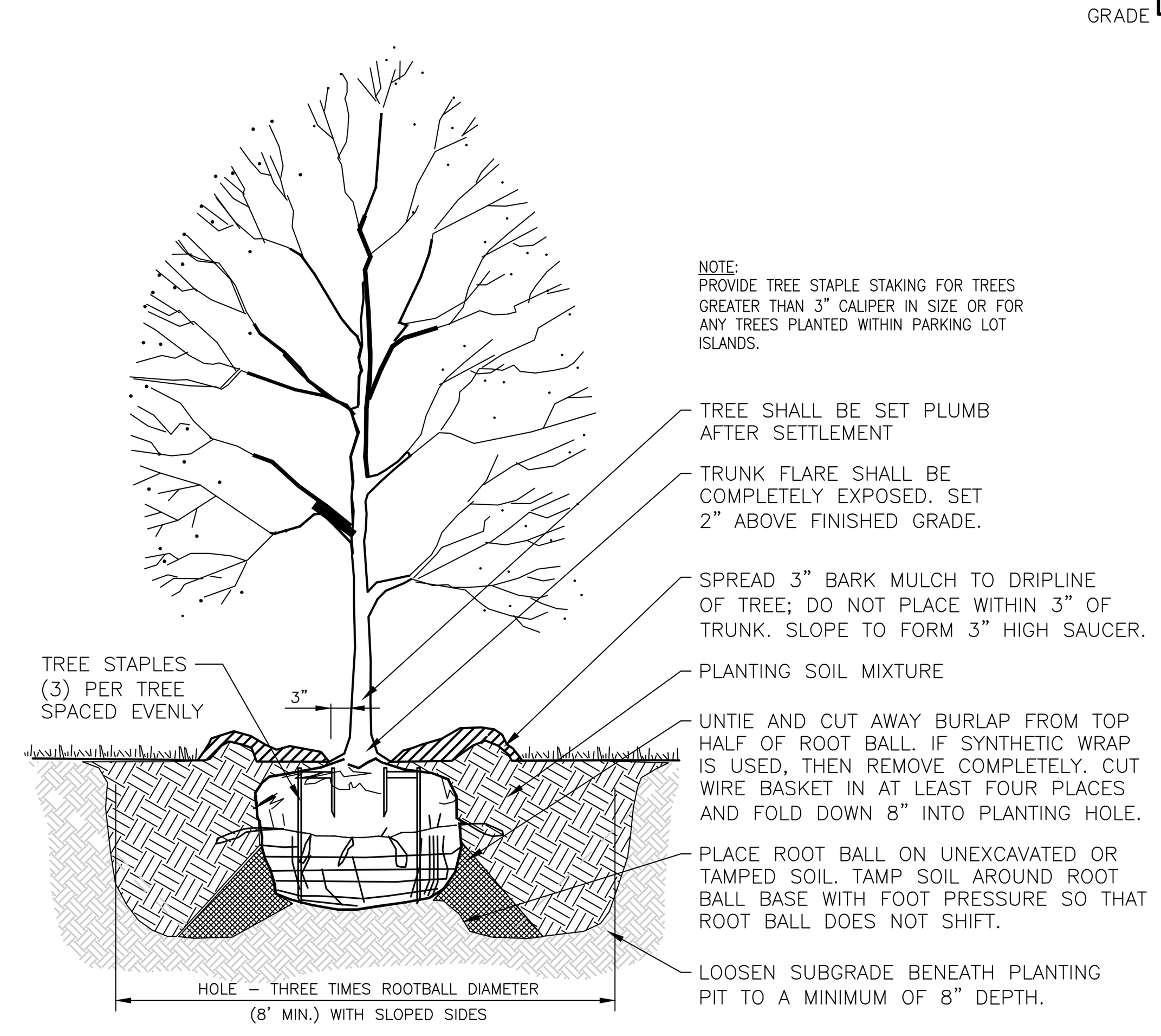
TREE PROTECTION
NTS



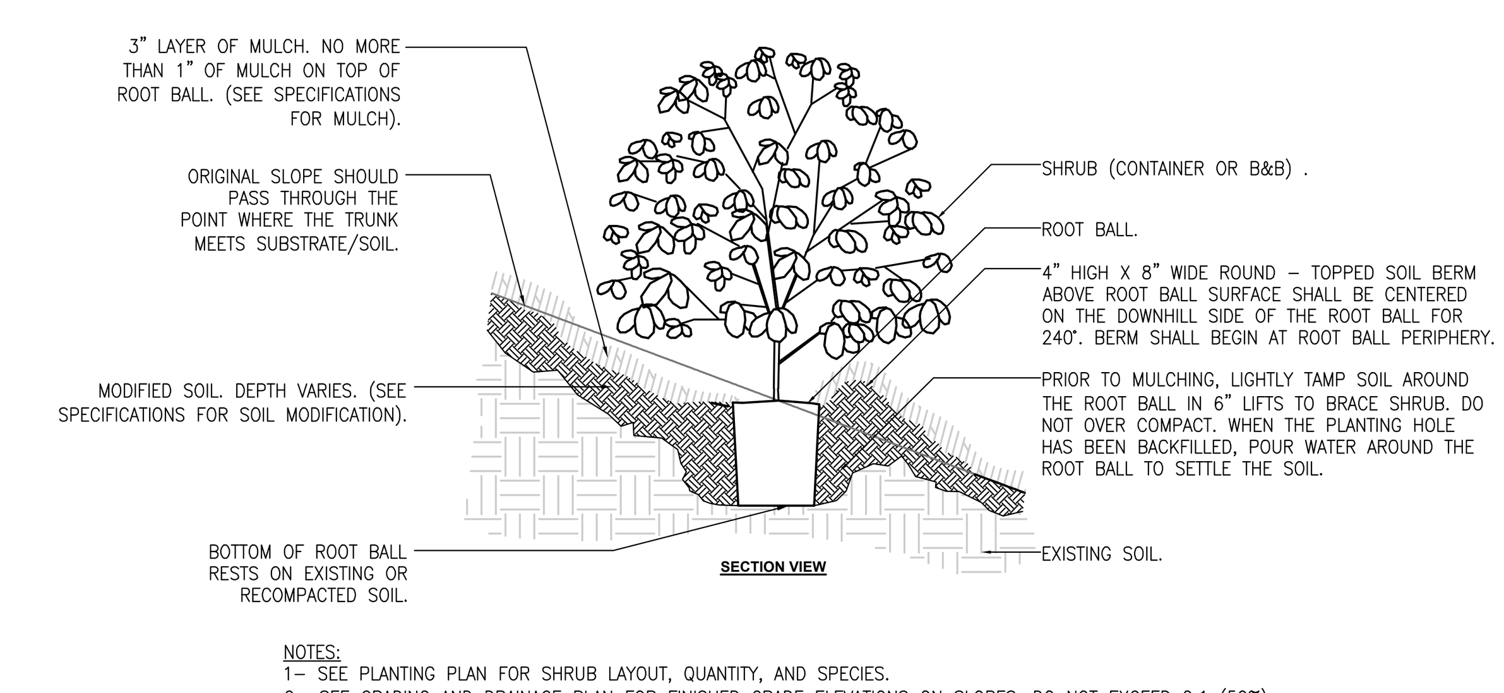
SHRUB INSTALLATION
N.T.S.



CONTAINER PLANT INSTALLATION
N.T.S.



TREE PLANTING
N.T.S.
NOTE: SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS



SLOPE PLANTING INSTALLATION
N.T.S.

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REVISION:		
NO.	DATE	REMARKS

DESIGNER:	LMW
DRAFTER:	LMW
CHECKER:	DSG
SCALE:	NTS
DATE:	6/1/2022
TPA PROJ. NO.:	22-003

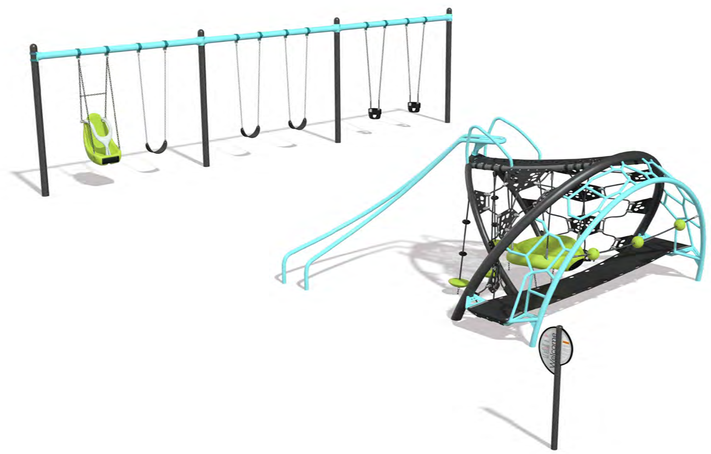
OAK PARK REDEVELOPMENT

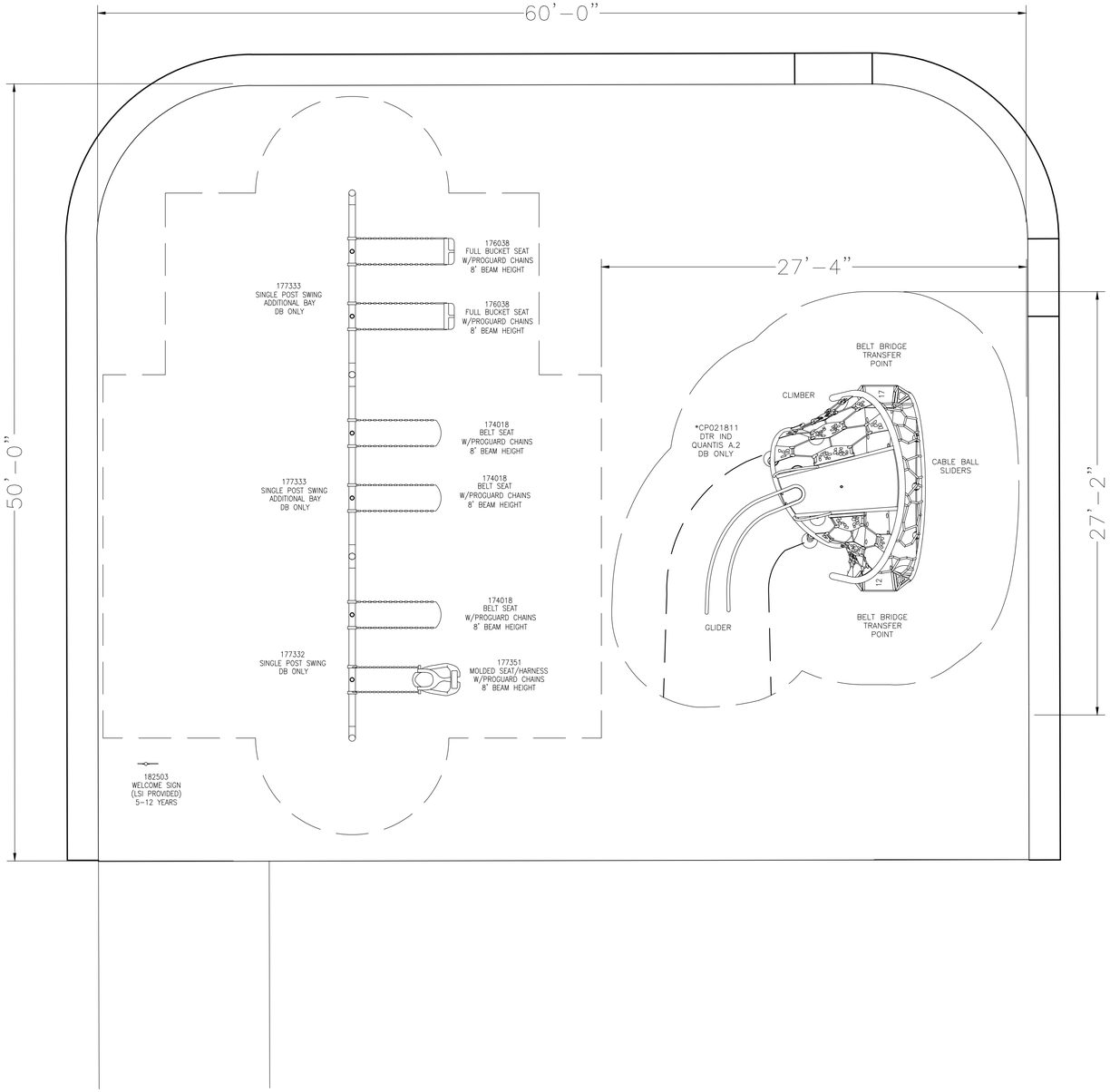
STAMFORD, CONNECTICUT

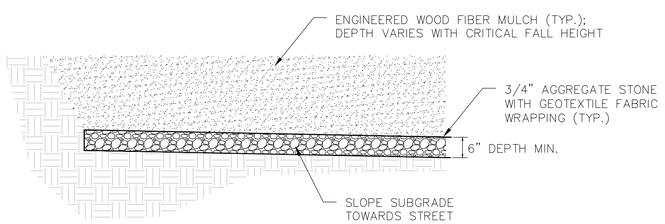
LANDSCAPE NOTES AND DETAILS

DRAWING NUMBER

L-7







PLAYGROUND & SAFETY SURFACE
N.T.S.

NOTES:

1. "QUANTIS A.2" AND "SINGLE POST SWING" EQUIPMENT SHALL BE AS MANUFACTURED BY LANDSCAPE STRUCTURES, INC. OR APPROVED EQUAL.
2. PROVIDE SUBMITTAL ON SAFETY SURFACE MATERIALS INCLUDING ENGINEERED WOOD FIBER MULCH. SELECTED MANUFACTURER(S) SHALL HAVE A CURRENT IPEMA CERTIFICATION FOR THE SELECTED PRODUCTS.
3. SAFETY SURFACES SHALL BE INSTALLED TO A COMPACTED, FINAL DEPTH NOT LESS THAN REQUIRED BY THE MANUFACTURER'S CRITICAL FALL HEIGHT FOR EACH PIECE OF EQUIPMENT.

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PLAYGROUND

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REVISION:

NO.	DATE:	REMARKS

DESIGNER: LMW
DRAFTER: LMW
CHECKER: DSG
SCALE: NTS
DATE: 6/1/2022
TPA PROJ. NO.: 22-003

OAK PARK REDEVELOPMENT

STAMFORD, CONNECTICUT

PLAYGROUND NOTES AND DETAILS

DRAWING NUMBER

L-8